

## RESOLUTION 21-28

### RESOLUTION OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA ADOPTING THE VISION 2035 COMPREHENSIVE PLAN UPDATE

**THIS RESOLUTION**, adopted by the Board of Commissioners of Columbia County, Georgia (the “Board”).

**WHEREAS**, The Board has completed the five year update to *Vision 2035*, the Comprehensive Plan document; and

**WHEREAS**, *Vision 2035* is the product of a planning process that included public open house workshops, informational meetings, community surveys, and work sessions with an advisory steering committee; and

**WHEREAS**, *Vision 2035* has been prepared according to the Georgia Department of Community Affairs’ Minimum Standards and Procedures for Local Comprehensive Planning; and

**WHEREAS**, *Vision 2035* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

**WHEREAS**, the Community Work Program portion of *Vision 2035* is intended to serve as a guide to local government implementation activities over the next five years; and

**WHEREAS**, *Vision 2035* will be updated in accordance with state requirements, at a minimum every five years, to accurately reflect current community conditions and local goals and priorities for the future.

**NOW, THEREFORE, BE IT RESOLVED** by the Board and it is hereby resolved by the authority of same as follows:


**Section 1. Adoption.** The Board does hereby adopt the five year update to *Vision 2035*, the Comprehensive Plan document.


**Section 2. Repeal of conflicting resolutions.** Any resolutions in conflict with this Resolution are hereby repealed to the extent necessary to eliminate such conflict.

**Section 3. Effective Date.** This Resolution shall be effective immediately upon its adoption.

ADOPTED this 15 day of June 2021.

**BOARD OF COMMISSIONERS OF  
COLUMBIA COUNTY, GEORGIA**

By:   
Douglas R. Duncan, Jr. Chairman

Attest:   
Patrice R. Crawley, Clerk





# VISION 2035:

A COMPREHENSIVE PLAN FOR  
COLUMBIA COUNTY, GEORGIA

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## VISION 2035 STEERING COMMITTEE

### District

<b>At Large</b> .....	Dewey Carey Mark Herbert Mike Wiltse Jean Garniewicz
<b>District 1</b> .....	Carrie Hodge Jason Blanchard Judy Brown
<b>District 2</b> .....	Carl Schluter Frank Lee Diane Lopardo John Hayes
<b>District 3</b> .....	Lloyd Defoor Matt Forshee John Bryant
<b>District 4</b> .....	Andrew Finch Bill Jackson, Jr. Bill Morris

### Organization

<b>Development Authority of Columbia County</b> .....	Robbie Bennett, <i>Executive Director</i> Taylor Edwards, <i>Project Manager</i>
<b>Chamber of Commerce</b> .....	Russell Lahodny, <i>President/CEO</i> Tammy Shepherd, <i>Past President</i> Ed Burr, <i>Past Chair, Board of Directors</i> Reagan Williams, <i>Past Chair, Board of Directors</i>
<b>Development Community</b> .....	Keith Lawrence, <i>Meybohm</i> Jason Whingter, <i>Ivey Residential</i>
<b>Fort Gordon</b> .....	Marva Dixon, <i>PAIO Chief</i>
<b>City of Harlem</b> .....	David Jenkins, <i>Community Development Director</i>
<b>City of Grovetown</b> .....	Not Filled
<b>Board of Education</b> .....	Cliff Sanders, <i>Director of Facilities, Maint. &amp; Ops</i> David Dekle, <i>Chairman</i> Daniel Harris, <i>Logistics Engineer</i>
<b>Planning Commission</b> .....	Jim Cox, <i>District 1</i> Rich Henderson, <i>District 3</i>
<b>CSRA Alliance for Fort Gordon</b> .....	Tom Clark
<b>Historic Property Preservation Committee</b> .....	David Butler
<b>C3BU (Broadband Utility)</b> .....	Harold Sparrow

### Appointee

### Appointee

## COUNTY ACKNOWLEDGEMENTS

### BOARD OF COMMISSIONERS

Chairman Douglas R. Duncan, Jr.  
Commissioner Connie M. Melear, District 1  
Commissioner Donald Skinner, Sr., District 2  
Commissioner Gary L. Richardson, District 3  
Commissioner Dewey G. Galeas, District 4

### COUNTY ADMINISTRATION

County Manager Scott Johnson  
Deputy County Manager Glenn Kennedy  
Deputy County Manager Matt Schlachter

### PROJECT MANAGEMENT TEAM

Scott Sterling, AICP, Planning Services Division Director  
Will Butler, AICP, Planning Manager  
Nayna Mistry, Community Planner  
Danielle Montgomery, AICP, Planner II  
Jennifer Neal, Planning Technician



### **Consultant Team**

Goodwyn Mills Cawood  
  
Courtney Reich, AICP, CFM  
Ed DiTommaso, AICP, GISP  
Rhonda Davis, PE  
Bryan King, AICP  
Justin Lancaster

## Plan History

- ✓ ..... Vision 2035: Comprehensive Plan originally adopted on March 15, 2016.
- ✓ ..... Vision 2035: Comprehensive Plan updated on June 30, 2021.



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HARPER LAW OFFICE

# 1

## EXECUTIVE SUMMARY



Blanchard Woods BMX Park, Evans

# VISION 2035

Columbia County's Comprehensive Plan, Vision 2035, is a policy document that presents the community's primary goals for achieving its vision for growth and development over the next 15 years. This plan was originally completed in 2016, and has been updated through a stakeholder process in compliance with the Rules for Comprehensive Planning, established by the Georgia Department of Community Affairs. This executive summary presents Plan Highlights and Putting the Plan into Action. Plan Highlights provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' Putting the Plan into Action provides a synopsis of the steps and players involved

in implementation of this Comprehensive Plan.

## Plan Highlights

Recognizing the County will continue to be the fastest growing county in the region, this plan balances the need for residential and economic growth with the desire to maintain community character and quality of life. This plan also acknowledges the need to plan in more specific detail for activity centers and community crossroads, greenspace and parks, economic growth, community amenities, and public infrastructure including water, sewer, stormwater, and transportation.

The community's desired vision for the

## DECISION-MAKING FRAMEWORK

*This plan is based on the community's **VISION** for growth and development over the next 15 years. The vision is expressed by a set of goals that address specific needs and opportunities (see Chapter 3) and a Future Development Guide with a map and narrative (see Chapter 4).*

**GOALS** define the desired future state of the community and generally relate to big picture ideas.

**STRATEGIES** are specific action steps that when completed should implement the community vision. Strategies are represented in Chapters 3 and 5 of this plan.

*Overall, the Comprehensive Plan is used by elected officials and staff to make decisions that guide growth in Columbia County.*

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

future of Columbia County is presented through the Vision Themes and Goals included in Chapter 3 and the Future Development Strategy included in Chapter 4. The Vision was updated via stakeholder input gathered through an extensive public involvement process and from an assessment of existing conditions in the County (summarized in the Community Data Assessment in Appendix B).

## Community Vision Themes

The four Vision Themes are Development Patterns, Resource Conservation, Social and Economic Development, and Intergovernmental Coordination. They are intended to organize and represent citizens' ideas and concerns related to the topics of land use, population, housing, economic development, natural resources, historic resources, community facilities and services, transportation, broadband access, and intergovernmental coordination.

### 1 Development Patterns (DP)

**DP Goal 1:** *Preserve rural development patterns in Rural Areas.*

**DP Goal 2:** *Protect and enhance established neighborhoods.*

**DP Goal 3:** *Promote high quality new development and construction.*

**DP Goal 4:** *Create vibrant activity centers.*

**DP Goal 5:** *Improve corridors and connectivity.*

### 2 Resource Conservation (RC)

**RC Goal 1:** *Protect water resources and improve water quality.*

**RC Goal 2:** *Permanently protect 20% of the county's land as greenspace, including active park land as well as natural, undeveloped land which is publicly owned, or is privately owned and permanently protected through acquisition, donations, conservation easements or permanent restrictive covenants.*

**RC Goal 3:** *Identify and protect historic resources.*

### 3 Social and Economic Development (SED)

**SED Goal 1:** *Enhance recreation opportunities for residents.*

**SED Goal 2:** *Capitalize on natural*

*resources as an economic development tool.*

**SED Goal 3:** *Create employment opportunities by recruiting new employers and expanding business diversity.*

**SED Goal 4:** *Provide infrastructure to accommodate desired development, including "target industries" identified by the Columbia County Development Authority.*

**SED Goal 5:** *Maintain high quality community services for the citizens of Columbia County.*

### 4 Intergovernmental Coordination (IC)

**IC Goal 1:** *Collaborate with other local governments and entities to address land use and development issues.*

**IC Goal 2:** *Foster a coordinated collaborative of local, regional, and state leaders to set regional priorities and identify collaborative solutions and technical/financial assistance that can have a positive impact on Columbia County.*





# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## Putting The Plan Into Action

Updating a comprehensive plan may seem like the end of the process, but actually it represents the beginning of a new phase – implementation. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan to work for Columbia County. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for special areas and functions
- Promotion and economic development



# COMPREHENSIVE PLAN: VISION 2035

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## Budgeting

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A 5-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized “to-do” list in addition to providing a policy guide.

The Board of Commissioners and administrative staff should consult the CWP each year when developing their annual budget. The CWP prioritizes each strategy and can guide future investment. Items listed in the CWP include programs, plans, ordinances, administrative systems, community improvements and investments, and other programs/initiatives.

## Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating land development requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.

## Future Development Map

The Future Development Guide (see Chapter 4) consists of the Future Development Map and Character Area Policy. The Future Development Map assigns a unique Character Area to each parcel in Columbia County. The Character Area Policy describes with text and illustrations the vision for growth and development for each Character Area shown on the map. The Future Development Map is used to guide future

rezonings; such requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map.

## Development Regulations and Guidelines

Evaluation and adoption of changes to development regulations should be expected after adoption of a comprehensive plan. The purpose of zoning and subdivision ordinances are to ensure that local regulatory tools support the implementation of the Future Development Map and specified goals in this plan. The Comprehensive Plan is intended to provide the legal nexus for the application of these development regulations.

## Intergovernmental Coordination

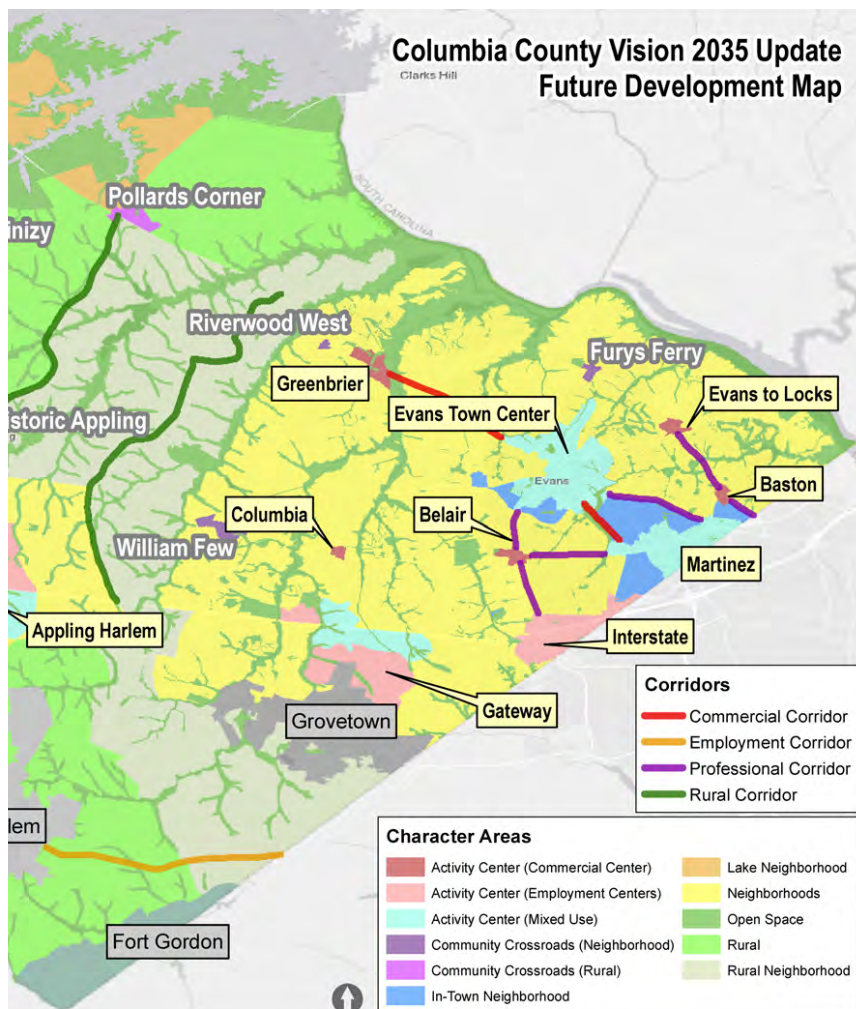
In order to achieve the County’s Vision, the County’s various departments and agencies must plan and work cooperatively towards their shared goals. Coordination must also occur between Columbia County government and other entities, whether at the local (public or private), regional, or state level.

## Service Delivery

The County considers the goals of the Comprehensive Plan when planning for future service delivery. This includes ensuring that future facilities are planned to meet the service demand predicted by the plan. For example, water and sewer infrastructure investments should be consistent with areas shown on the Future Development Map as supporting high-density residential and employment growth.

## Coordination

This plan provides the opportunity for the County, adjacent local governments, and other entities to view future needs from a common policy playbook. For example, private developers, GDOT, and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision.



Portion of Future Development Map. Please see Page 27 for full map.

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## Detailed Plans for Special Areas or Functions

'Functional plans' address specific government services such as parks, recreation, and transportation. This plan recommends preparation of or coordination with several stand-alone plans that will supplement this Comprehensive Plan. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan.

### Parks and Recreation Master Plan (update)

An update to the 2002 Columbia County Recreation Master Plan is currently underway and will consolidate the community's needs for parks and recreational facilities into actionable recommendations that can be implemented within the planning period. The updated plan will identify current trends and resident demands for specific types of programs and also recommend additional park and recreation needs based on updated population projections.

### Greenspace Master Plan

The County first prepared a Greenspace Master Plan after creating the Columbia County Greenspace Program in 2000. In order to implement the recommendations of that Plan and the Comprehensive Plan, the County has convened a Greenspace Advisory Board to help the County identify potential opportunities for permanently protecting additional greenspace. This Board should consider opportunities to provide

greenway connections (i.e. trails) between greenspaces, such as the Euche Creek Greenway system.

### Long Range Transportation Planning

The Augusta Regional Transportation Study (ARTS), which includes the urbanized area of Columbia County, was recently updated in 2020. The County should continue to coordinate with the Augusta Metropolitan Planning Organization on implementation of this plan. Once the 2020 Census is complete, it is likely that additional areas of Columbia County will be designated as urbanized and should be included in the next ARTS update in 2025.

### Master Planning: Activity Centers and Community Crossroads

This plan recommends area-specific planning for existing and proposed activity centers (commercial, mixed-use, and employment) and community crossroads to define land use, design, and infrastructure needs and recommendations.

### Economic Development Strategy

In 2016, the Development Authority of Columbia County (DACC) completed their Economic Development Plan "Harnessing Opportunities and Talent: An Economic Development Strategy". This strategy includes recommendations that are intended to position Columbia County to identify and recruit desired businesses based on local factors and market conditions. The County should work with DACC to implement and update this strategy as needed.

## WHAT'S YOUR ROLE IN IMPLEMENTING THE COMPREHENSIVE PLAN?

- **Board of Commissioners** adopt the plan, use the plan as resource for preparation of annual budget/ CIP, allocate funding for plan implementation.
- **Planning Commission** members review the plan as it relates to specific zoning, subdivision or other land development requests. They may also recommend updated or new land use/development codes to the elected officials.
- **Private landowners/developers** use the plan to identify areas where new development is desired and what type of development is appropriate in those areas. In addition, they help implement goals of the plan through provision of roads, sidewalks, parks, open space, etc. required by local regulations.
- **Planning Department Staff** review development proposals and update land use/development codes to present to the elected officials for consideration and adoption.
- **Other County Staff** provide service in support of the goals and policies in this plan.
- **Utility Providers** use the plan to determine areas where expansion or improvements to specific infrastructure are warranted.
- **General public** are the watchdogs of the plan and standby to participate when other planning initiatives are underway.

FIGURE 1.1: OCCUPATION BY SECTOR (2018)



Source U.S. Census, American Communities Survey



# 2

## INTRODUCTION

# COMPREHENSIVE PLAN: VISION 2035

Located along the Savannah River with direct interstate access, Columbia County has historically been the fastest growing county in the Augusta-Richmond Metropolitan Statistical Area (MSA). The County is projected to experience continued growth and investment over the next 15 years. In an effort to meet the community’s future needs, Columbia County engaged its citizens to update the community’s vision for the future that is presented in the County’s Comprehensive Plan: **Vision 2035**.

**FIGURE 2.1 COUNTY POPULATION GROWTH 2000-2018**

	2000	2018	Percent Change
<b>Columbia County</b>	89,288	154,291	72.8% ▲
<b>Lincoln County</b>	8,348	7,799	-6.6% ▼
<b>McDuffie County</b>	21,231	21,498	1.3% ▲
<b>Richmond County</b>	199,275	201,554	0.9% ▲
<b>Aiken County</b>	142,552	169,401	18.8% ▲
<b>Edgefield County</b>	24,595	26,769	8.8% ▲
<b>McCormick County</b>	9,958	9,606	-3.5% ▼

Source U.S. Census, American Communities Survey

**FIGURE 2.2 COUNTY POPULATIONS PROJECTIONS 2000-2050**

	2000	2050	Percent Change
<b>Columbia County</b>	89,288	263,005	194.6% ▲
<b>Richmond County</b>	199,775	205,836	3.0% ▲
<b>Aiken County</b>	142,552	197,142	38.3% ▲
<b>Edgefield County</b>	24,595	34,669	41.0% ▲

Source U.S. Census, American Communities Survey

**FIGURE 2.3 AREA POPULATION GROWTH 2000-2018**

	2000	2018	Percent Change
<b>Appling</b>	17,419	18,454	5.9% ▲
<b>Evans</b>	17,727	34,379	93.9% ▲
<b>Grovetown</b>	6,089	13,658	124.3% ▲
<b>Harlem</b>	1,814	3,054	68.4% ▲
<b>Martinez</b>	27,749	36,068	30.0% ▲
<b>Other Unincorporated</b>	18,490	48,678	163.3% ▲

Source U.S. Census, American Communities Survey

## Purpose

Vision 2035 offers the County’s growth and development policy, as expressed by a Future Development Strategy and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs’ (DCA) “Standards and Procedures for Local Comprehensive Planning,” as established on October 1, 2018. Update of a comprehensive plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. State law requires a comprehensive plan update for Columbia County to be adopted by June 30, 2021.

## Scope

This plan has three major components: 1) Community Vision, 2) Future Development Strategy, and 3) Community Work Program, all of which address the following topics: population growth, economic development, housing, natural and historic resources, land use and development patterns, community facilities, transportation, broadband service, and intergovernmental coordination. These ‘planning elements’ are organized into four Vision Themes in Chapter 3 for the purpose of expressing community goals and strategies and demonstrating consistency with the DCA’s Quality Community Objectives. Data supporting each of these topics is included in the Community Data Assessment (Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities.

- 1. Community Vision:** The Community Vision is outlined in Chapter 3 and includes a listing of the goals identified by the community. For each goal, community policies or “strategies” are identified to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.
- 2. Future Development Strategy and Map:** The Future Development Strategy is described in Chapter 4 and illustrates the Community’s Vision for future

# COMPREHENSIVE PLAN: VISION 2035

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growth. The Future Development Strategy also serves as the Land Use Element for this plan. It includes a Character Area Map and defining narrative for each character area and corridor.

- 3. **Community Work Program:** The Community Work Program, included in Chapter 5, includes a list of action items that the community plans to undertake in the next five years as well as a list of long term policies and activities that will be relevant for the duration of this plan. Each action item is assigned a schedule, responsible party, potential funding source, and strategy reference to link its implementation to the Community Vision.

It is important to note that the topic of transportation is addressed in much greater detail in the Augusta Regional Transportation Study (adopted 2020), which is the Metropolitan Planning Organization’s transportation strategy for the region and

is incorporated by reference in this plan to satisfy DCA’s “Standards and Procedures for Local Comprehensive Planning” related to transportation.

## Why We Plan

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community, and, if thoughtfully done, it can be used to promote orderly and rational development so the County can remain physically attractive and economically viable while preserving important natural and historic resources and residents’ quality of life.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the County invest its money wisely in infrastructure such as roads, water and sewer service, parks and greenspace, and

other facilities to maintain and improve residents’ quality of life as well as economic development prospects.

Vision 2035 represents these and additional ideas discussed during the public participation process. It lists county-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a 5-year prioritized work program to implement the plan.

## Community Engagement

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision should represent what the community wants to be and how it wants to look in the future. It is the starting point for creating an action plan to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

The community engagement program for Vision 2035 included multiple layers of

Steering Committee Meeting, Evans



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participation opportunities for residents and stakeholders. Due to the COVID-19 pandemic, which has been a factor throughout the duration of the planning process, a “hybrid” approach to community engagement was necessary and included multiple opportunities to provide input online. This approach included Future Development Strategy workshops (both online and in-person), public hearings, and an online survey. In addition, the Steering Committee met frequently, both in-person and online, and added considerable input into the planning process. Appendix C: Community Participation Program details the public outreach and participation activities.

## Public Hearings

The DCA minimum planning standards require that at least two public hearings be held throughout the comprehensive planning process, at the beginning and end of the planning period. Below is a summary of the topics discussed at each public hearing. Public notices were issued for all public hearings and are included in Appendix C.

**Public Hearing #1, March 5, 2020.** A public hearing was held by the Columbia County Planning Commission to inform the public about the process to update the Columbia County Vision 2035 Comprehensive Plan. The presentation informed the community on the process used to update the plan, discussed opportunities for public participation in the update, and the tools being used to gather input on the proposed planning process. The presentation also included background information about comprehensive planning in Georgia and the importance of this process for the County.

**Public Hearing #2, October 1, 2020.** A second public hearing was held by the Columbia County Planning Commission to provide an update on the status of the Comprehensive Plan update. This presentation included a summary of the public involvement activities completed to date as well as a revised schedule for finishing the plan. A summary of trends from the community survey and Open Houses were presented to the Planning

Commission. The hearing concluded with a discussion of the Community Work Program and Report of Accomplishments.

## Public Hearing #3, March 4, 2021.

A third public hearing was held by the Columbia County Planning Commission to present the draft Comprehensive Plan to the public and receive public feedback on the Plan.

## Project Team

A Project Team was put together that consisted of the consulting team and key County staff members to help facilitate project management, schedule, and other cooperation necessary between the consulting team and County personnel. Members of the Project Team representing the County included the Planning Director, Planning Manager, as well as planners from the Planning Department. The Project Team met routinely throughout the process to coordinate steering committee meetings and agendas, to review materials prepared by the consultant team, to discuss the schedule and milestone dates, and to coordinate other community engagement activities.

## Steering Committee

To ensure that the Comprehensive Plan presents a true reflection of this community, the Columbia County Board of Commissioners (BOC) formed a Steering Committee that consisted of sixteen (16) citizen members, representing the four (4) Districts and the Chairman, and eighteen (18) members, representing various community organizations. The purpose of the Steering Committee was to assemble a wide range of citizens to provide direction to County staff and consultants on the goals and strategies needed to develop and achieve the community’s vision for the County.

A total of six (6) steering committee meetings were held. The date of the meetings and topics covered are summarized below. Meeting agendas and summaries are included in Appendix C.

**Meeting 1, March 9, 2020.** The first meeting kicked off the Comprehensive Planning process with a presentation

on the Comprehensive Planning requirements, the purpose of completing the plan, the benefits of planning, and the role, expectation, and ground rules for the steering committee throughout the process. A Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis was conducted to guide overall project priorities. Lastly, the overall project schedule was reviewed to highlight some of the milestone dates to help steering committee members better understand the overall process and how the County intended to proceed.

**Meeting 2, May 11, 2020.** This meeting was held virtually and focused on the identification of community character areas throughout the County. The content covered during this meeting included a review of the SWOT Analysis from the previous meeting. The meeting also included a presentation of community demographic data. Steering Committee members actively participated in the meeting through polling questions and engaged in discussions to help identify the needs, issues, and potential opportunities regarding the people, prosperity, and places within Columbia County. The meeting introduced the Community Survey and discussed action items that would be completed prior to the next Steering Committee Meeting.

**Meeting 3, June 25, 2020.** The third meeting provided updates on the Community Survey and a review of the results from the Development Patterns Workshop. The steering committee also broke out into groups to conduct a character mapping exercise with the purpose of formulating ideas as to how the development strategy within Columbia County should change. Each group presented the results from their group to the entire steering committee for discussion.

**Meeting 4, July 27, 2020.** The fourth meeting was conducted in-person and virtually. A schedule update for the Comprehensive Plan was provided before reviewing the group-activity results presented at the previous meeting

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and the preliminary results from the Community Survey. The committee members then participated in a development patterns preference survey. The consultant team gave a presentation that detailed existing and planned transportation projects throughout the County. The meeting concluded with additional preference survey slides to gather input from the committee about the development patterns in and around the lake.

**Meeting 5, August 10, 2020.** The purpose of this meeting was to discuss the Community Work Program, Community Vision, Report of Accomplishments, and the process to finalize the plan. Steering Committee members were asked to provide direct feedback on the Community Vision strategies via an electronic survey.

**Meeting 6, December 14, 2020.** The purpose of this meeting was to review a draft of the Comprehensive Plan. Committee members were provided an electronic version of the draft prior to the meeting and asked to discuss their questions and comments during this meeting.

## Community Survey

The County planning staff and Steering Committee developed a community survey to solicit feedback from residents, business owners, and other interested parties. The survey, which was available online and in hard copy format, provided opportunities for participants to offer opinions on topics such as land use, economic development, County services, community aesthetics, priorities, housing, quality of life, and other planning related topics. The survey was open from May through July. A total of 1,038 people took time to complete the survey. Based on the County's population, this number of responses provides statistically significant results at +/- 3% at a 95% confidence level.

Of the 1,038 respondents, 97% indicated that Columbia County is their primary residence. Roughly 60% (58%) reported that they work or own a business in

Columbia County. Based on the survey results, the top 3 reasons why respondents live, work, or own property in Columbia County were as follows:

1. **Quality and pace of life**
2. **Quality of schools**
3. **The general aesthetics and attractiveness of the County**

A complete summary of the survey results is included in the Appendix C.

## Development Patterns Workshops

The County held two public workshops at strategic locations and times to reach out to the general public. The purpose of these meetings was to get feedback from the community. The workshops were advertised in the press, through social media, and via other methods typically

used by the County to notify the public of upcoming events and/or meetings.

The first workshop was held at the Columbia County Government Complex on June 8, 2020, and the second workshop was held at the Columbia County Exhibition Center on June 10, 2020. The events were open from 4:00pm-7:00pm to offer the most flexibility for residents and workers with differing schedules. The Development Patterns Workshops gave citizens of Columbia County the opportunity to provide information related to their vision.

The format for the workshops consisted of a series of eight planning stations to get input on character areas defined as part of the previous Comprehensive



Development Pattern Workshop, Grovetown



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Plan. Participants were asked to answer questions at each station on topics that included appropriate land uses, desired future development patterns, threats, density, preservation, and whether the boundaries of the area should be adjusted. Participants were asked to utilize their phones to answer questions at each station. Hard copy packets were also provided to those that preferred the more traditional format. The June 8th workshop was attended by 31 people and the June 10th workshop was attended by 29 people.

A GeoForm was also developed and used as part of the Workshop, in order to offer attendees an opportunity to participate without contact, due to COVID-19. A GeoForm is a tool that allows users to record geographic information associated with predefined topics. The topics identified for the Open House included 3 main themes: Development Patterns and Community Issues, Resources, and Transportation. Participants dropped points on a map based on the topics defined above and were able to make notes and add comments. A total of 73 points were added using the GeoForm application.

The workshop setup also included an opportunity for participants to use hand-held, electronic tablets to take the Community Survey. Hard copy versions of the survey were also made available for people wishing to take the survey by hand. The County recognized that participation at the workshops may have been hindered by the COVID-19 pandemic. In an effort to maximize community engagement in the planning process, the County decided to offer a “virtual” open house experience for those that might not have been comfortable attending in person. The virtual option presented information in stations similar to the in-person option and resulted in a significant amount of additional feedback on the character areas and development patterns. The number of virtual open house attendees providing feedback totaled 399. A full summary of input received can be found in Appendix C.

The information provided at the open

houses and the virtual open house event was reviewed by the County and considered when revising the Community Vision, Future Development Map, and Community Work Program.

## Chapter Summaries

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the question “Where do we want to be in 15 years?” followed by “How do we get there?” The plan is organized into the following chapters:

- [Chapter 1: Executive Summary](#)
- [Chapter 2: Introduction](#)
- [Chapter 3: Community Vision](#)
- [Chapter 4: Future Development Guide](#)
- [Chapter 5: Implementation Program](#)
- [Appendix A: Report of Accomplishments](#)
- [Appendix B: Community Assessment](#)
- [Appendix C: Community Participation Program](#)

The chapters that follow this introductory chapter are summarized below:

### Chapter 3: Community Vision

The Community Vision reflects the community’s vision for growth and development for the next 15 years. This vision, which was refined through the community engagement process, is defined by Vision Themes. The Vision Themes organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, Social and Economic Development and Intergovernmental Coordination. These themes address the planning topics of land use, transportation and housing (Development Patterns), natural and historic resources (Resource Conservation), economic development and community facilities (Social and Economic Development), and Intergovernmental Coordination (same). The listed strategies are also used to organize the Implementation Program chapter.

### Chapter 4: Future Development Strategy

The Future Development Strategy defines

the community’s desired development patterns and guides future decision-making related to the physical development of the community. It is comprised of a Future Development Map and supporting Character Area Policy. The Future Development Map section presents the recommended character areas, which are areas with unique qualities worth preserving or areas that have been identified with the potential to develop into something new or different. The Character Area Policy section describes the intent, general characteristics, application, primary land uses, and design principles for each Character Area.

### Chapter 5: Implementation Program

The Implementation Program identifies specific actions necessary to achieve the community’s vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan. The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also includes long-term policies that require ongoing action outside of the five-year time period of the Work Program. This Chapter also includes recommendations for maintaining the Comprehensive Plan in accordance with State requirements.

### Appendices

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- [Appendix A – Report of Accomplishments \(2016-2020 Community Work Program\)](#)
- [Appendix B – Community Assessment: Columbia County Today](#)
- [Appendix C – Community Engagement Program](#)



3

COMMUNITY VISION



JD Howell Store, Appling

# A GUIDE FOR FUTURE GROWTH IN COLUMBIA COUNTY

Columbia County is a rapidly growing community in the Augusta Metropolitan Area with unique needs and opportunities related to its development patterns and projected future development. The Community Vision chapter uses a series of Vision Themes to describe a shared “Community Vision,” which consists of the needs and opportunities associated with that theme, and the recommended goals and strategies that will address those needs and opportunities. The various elements of the Community Vision have been reviewed and expanded through a

broad community engagement process completed as part of the Vision 2035 Comprehensive Plan Update.

## Vision Themes

The Vision Themes organize primary needs and opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that in turn address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to

specific strategies that aim to make the Community Vision a reality. Where appropriate, recommended strategies are addressed in the Implementation Program chapter as specific action items to be undertaken by the County or its community partners. The themes presented are:

- [Development Patterns](#)
- [Resource Conservation](#)
- [Social and Economic Development](#)
- [Intergovernmental Coordination](#)

These themes generally address the traditional planning topics of land use, transportation, and housing (Development Patterns), natural and historic resources (Resource Conservation), economic development and community facilities (Social and Economic Development), and Intergovernmental Coordination.

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## Development Patterns (DP)

### Needs and Opportunities

In general, the significant pace of growth and development in Columbia County can have an impact on existing neighborhoods, rural and undeveloped areas, the transportation network, and activity centers. There are many opportunities that result from the vitality and desirability of Columbia County, which can spark redevelopment and provide the funding necessary to develop or revitalize areas in need. The following issues and opportunities identified by community stakeholders relate to development patterns within the County.

- Balanced future development that preserves rural areas
- Protection of existing single-family neighborhoods
- Enhanced design standards for all development types
- Creation of activity centers (in addition to Evans)
- Mitigation of traffic congestion and enhancement of mobility
- Identify areas appropriate for smart growth and protect other areas from growth
- Plan for future growth and redevelopment in activity centers
- Improve the road network to accommodate additional Average Daily Traffic (ADT)
- More connectivity is needed from north to south of I-20, and from I-20 to Ft. Gordon
- Housing options based on future land use and character area designations
- Water and sewer service is needed in areas where development is desirable
- Undefined and outdated gateways to the County
- Code enforcement/consistency
- Revitalization in older neighborhoods
- Redevelopment of underperforming commercial property
- Protection of rural corridors

### Goals and Strategies

#### DP Goal 1: Preserve rural development patterns in Rural Areas.

**DP Strategy 1.1:** Implement county-wide Water and Wastewater Master Plans, using

the Future Development Map to guide planning for future sewer infrastructure expansion projects and directing growth to areas not designated as Rural.

**DP Strategy 1.2:** Evaluate new tools for conserving land and promote existing methods already in place.

**DP Strategy 1.3:** Develop standards to protect rural corridors from the impacts of future development.

#### DP Goal 2: Protect and enhance established neighborhoods.

**DP Strategy 2.1:** Identify and implement sidewalk and bicycle facility projects that can connect neighborhoods with activity centers, parks, and schools.

**DP Strategy 2.2:** Support opportunities for neighborhood enhancement through greenspace preservation and recreational facilities.

**DP Strategy 2.3:** Implement stormwater management projects with dedicated funding provided by the Special Purpose Local Option Sales Tax (SPLOST) and the Columbia County Stormwater Utility.

**DP Strategy 2.4:** Allow for appropriate uses along corridors as shown on the Development Strategy Map, especially where road projects have made the lots substandard or altered its residential character. (e.g. River Watch Parkway)

**DP Strategy 2.5:** In areas designated as “In-Town Neighborhoods”, allow development that includes varying residential densities and housing types to provide a transition between commercial development and single-family neighborhoods.

**DP Strategy 2.6:** Enforce property maintenance standards (International Property Maintenance Code) already in effect throughout the County in residential neighborhoods.

#### DP Goal 3: Promote high quality new development and construction.

**DP Strategy 3.1:** Amend regulations to incorporate common conditions of zoning that can ensure a high quality of residential development (e.g. enhanced, meaningful open space and pedestrian connectivity standards.)

Historic Columbia County Courthouse, Appling



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

Riverwood, Evans



**DP Strategy 3.2:** Develop design standards for apartment and townhome projects that allow for a palette of options while maintaining quality (e.g. identify allowable exterior building materials, require construction of apartments to condominium standards, encourage desired design features including differing townhome facades and big-house multi-family development.)

**DP Strategy 3.3:** Develop design standards for non-residential development in Activity Centers and Crossroads, as appropriate, and ensure standards are consistently applied.

**DP Goal 4: Create vibrant activity centers.**

**DP Strategy 4.1** Continue to support master planning of the Appling-Harlem Activity Center to be consistent with the Future Development Strategy.

**DP Strategy 4.2:** Implement the Martinez Redevelopment Plan and Tax Allocation District (TAD), with focus on economic/market analysis, traffic circulation, connectivity, infrastructure improvements, and public space enhancement.

**DP Strategy 4.3:** Prepare a development

strategy for the Gateway Activity Center at I-20 and Lewiston Road, with emphasis on connectivity, which embraces the benefit from interstate access and provides local employment opportunities.

**DP Strategy 4.4:** Prepare sub area plans for Community Crossroads, which define the limits of non-residential development and acceptable uses.

**DP Strategy 4.5:** Complete a master plan for new Fort Gordon gate six area.

**DP Goal 5: Improve corridors and connectivity.**

**DP Strategy 5.1:** Ensure that plans and policies that include major road corridors address access management, inter-parcel connectivity, and land use/transportation relationships.

**DP Strategy 5.2:** Participate in the Augusta Regional Transportation Study (ARTS) 2050 Metropolitan Transportation Plan to address corridors, multi-modal transportation options, and the need for an improved county-wide distributed transportation network with a higher level of connectivity.

**DP Strategy 5.3:** Coordinate with the Development Authority of Columbia County (DACC) and Chamber of Commerce to evaluate the potential for funding mechanisms such as Tax Allocation Districts (TADs) and Community Improvement Districts (CIDs); a CID is voluntary self-taxing district and mechanism for funding coordinated transportation and community character improvements.

**DP Strategy 5.4:** Incorporate bicycle/pedestrian projects and streetscape enhancement in future road widenings, where feasible.

**DP Strategy 5.5:** Continue to implement road improvement projects to improve traffic flow, including road widening projects that are underway.

**DP Strategy 5.6:** Work with ARTS Metropolitan Planning Organization (MPO) to identify, design, and fund projects that improve countywide connectivity north and south of I-20 and from I-20 to Ft. Gordon.

**DP Strategy 5.7:** Implement Gateway and Wayfinding signage Plan.

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## Resource Conservation (RC)

### Needs and Opportunities

The County has significant natural resources, open spaces, and agricultural landscapes which could potentially be impacted by future development, if that development is not properly regulated and managed. The following issues were identified as particular areas of concern by community stakeholders.

- Protection of water resources as the County grows
- Protection of open space in rural and developing areas
- Identification and protection of historic resources
- Establish a balance between development and greenspace
- Invest more resources to promote ecotourism and develop the lake economy

### Goals and Strategies

#### RC Goal 1: Protect water resources and improve water quality.

**RC Strategy 1.1:** Adopt provisions to protect water resources based on Environmental Part V Criteria state model ordinances for the protection of groundwater recharge areas, water supply watersheds, and wetlands.

**RC Strategy 1.2:** Evaluate the existing Floodplain Management Program for opportunities to increase the County's rating in the National Flood Insurance Program's Community Rating System (including a review of existing floodplain regulations).

**RC Strategy 1.3:** Implement Savannah-Upper Ogeechee Regional Water Plan recommendations, including monitoring of impaired streams and implementation of a Water Master Plan and a Wastewater Master Plan.

**RC Strategy 1.4:** Support Columbia County Health Department efforts to appropriately site septic systems and to conduct performance evaluations of on-site sewage management systems in accordance with the Georgia Department of Human

Resources, Department of Public Health Manual for On-Site Sewage Management Systems.

**RC Strategy 1.5:** Implement Green Infrastructure/Low Impact Development stormwater practices in new and re-development.

**RC Strategy 1.6:** Expand the public education program to address water conservation, stormwater pollution prevention, septic system best practices and flood risk reduction. This program should be expanded to include both online and in-person options for public and private schools, community groups, and places of worship.

**RC Strategy 1.7:** Implement a stormwater management program to protect water quality, reduce flooding and comply with the NPDES MS4 Phase II Permit.

#### RC Goal 2: Permanently protect 20% of the county's land as greenspace, including active park land as well as natural, undeveloped land which is publicly owned, or is privately owned and permanently protected through acquisition, donations, conservation easements or permanent restrictive covenants.

**RC Strategy 2.1:** Implement the Euchee Creek Greenway Master Plan to establish a trail network that interconnects recreation areas and protected floodplain areas.

**RC Strategy 2.2:** Continue to implement the County's Greenspace Program.

**RC Strategy 2.3:** Amend regulations to incorporate standards for meaningful open space in all new residential and mixed use development.

**RC Strategy 2.4:** Identify opportunities to preserve greenspace near Clarks Hill Lake and within floodplains.

#### RC Goal 3: Identify and protect historic resources.

**RC Strategy 3.1:** Consult with the Historic Preservation Division of the Georgia Department of Community Affairs to identify available technical resources, financial assistance, and incentives for preserving historic resources.

**RC Strategy 3.2:** Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places.

**RC Strategy 3.3:** Identify opportunities to create destinations by identifying historic sites that are close to parks or trails.



RANKED  
#1

Evans, a suburb of Augusta, in Columbia County Georgia, was recently ranked the #1 Best Place to live in America by Money.com!

## Social and Economic Development (SED)

### Needs and Opportunities

Evans was recently ranked by Money.com as the #1 Best Place to live in America. This designation was related to the County's vibrant job market, high average income levels, family friendliness and proximity to weekend getaway spots such as Atlanta and Savannah. Building upon this reputation and supporting the thriving communities inside and outside of Evans will require attention to the following issues identified by community stakeholders:

- Maintain level of service
- Develop a tailored economic development strategy
- Technology to support growth of community and economic development including broadband utilization
- Lack of draw for young professionals
- Create industrial development opportunities
- Lack of community identity

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

- Provide recreation and leisure activities for families and young adults
- Provide more arts & cultural activities
- Seek to bring more corporate employers (tech/cyber/medical) to the county
- Invest more resources to promote ecotourism and develop the Clarks Hill Lake economy

## Goals and Strategies

### SED Goal 1: Enhance recreation opportunities for residents.

**SED Strategy 1.1:** Continue to expand the Euchee Creek Greenway and provide parks to meet needs in underserved areas of the county.

**SED Strategy 1.2:** Update the Recreation Master Plan to identify specific needs for park acreage, facilities and programs that appeal to a range of citizens including children and young adults.

**SED Strategy 1.3:** Coordinate with partners to fund and implement the expansion of a coordinated trail network throughout the county.

### SED Goal 2: Capitalize on natural resources as an economic development tool.

**SED Strategy 2.1:** Work with the Development Authority of Columbia County (DACC) to grow eco-tourism, including the support and development of the Clarks Hill Lake recreation economy.

**SED Strategy 2.2:** Identify and implement appropriate park and recreational facility enhancements to include revenue generators (e.g. food/retail sales, small conference center).

**SED Strategy 2.3:** Implement the county-wide Gateways and Wayfinding Program, including a directional signage system to guide visitors to major county facilities.

### SED Goal 3: Create employment opportunities by recruiting new employers and expanding business diversity.

**SED Strategy 3.1:** Work with the Development Authority of Columbia County (DACC) to implement to implement their economic development plan “Harnessing Opportunities and

Talent: An Economic Development Strategy.”

**SED Strategy 3.2:** Coordinate with the Central Savannah Regional Area Regional Commission (CSRARC) to implement the regional Comprehensive Economic Development Strategy (CEDS).

**SED Strategy 3.3:** Support initiatives related to workforce development and leadership lead by Columbia County Chamber of Commerce and the DACC.

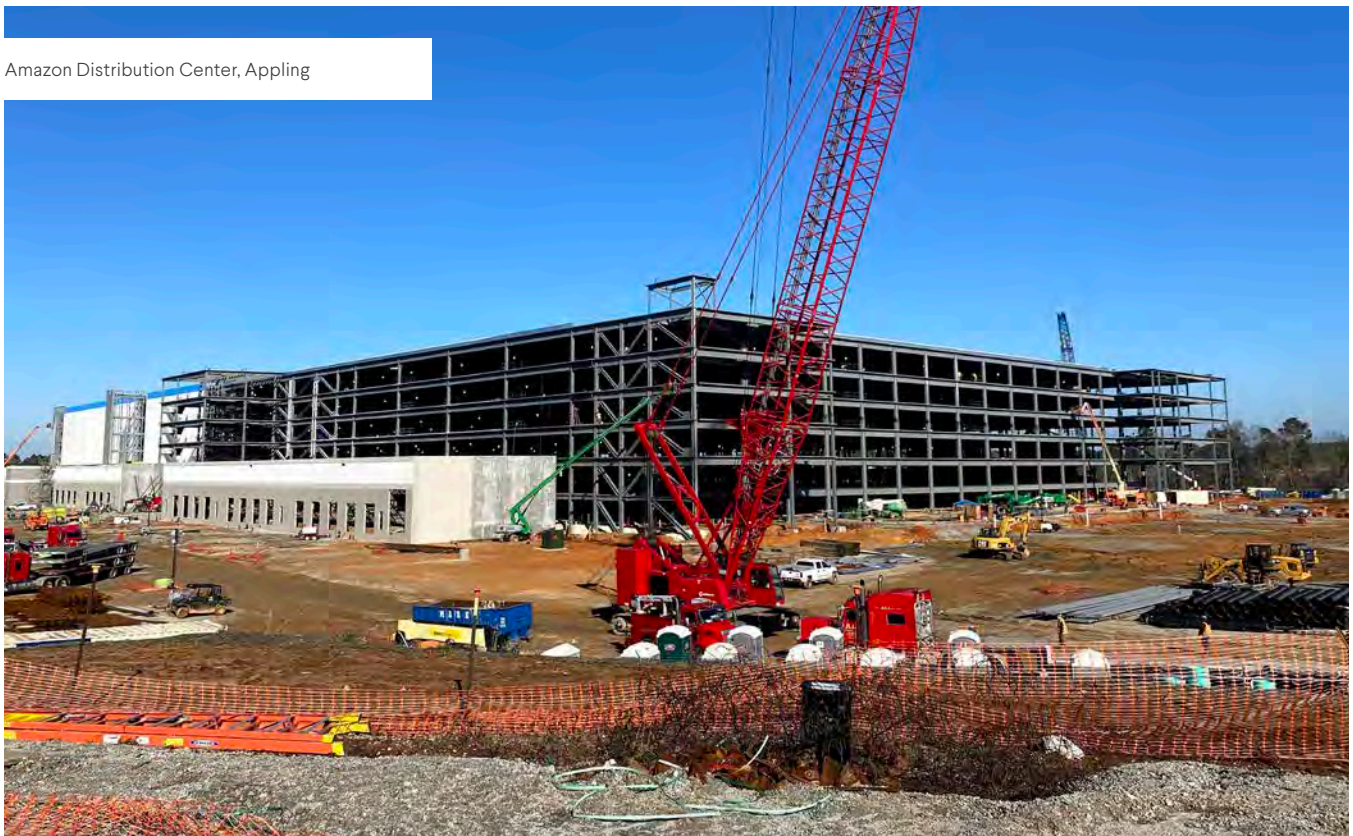
**SED Strategy 3.4:** Work with the Development Authority of Columbia County (DACC) to implement Tax Allocation Districts in appropriate areas to incentivize development.

### SED Goal 4: Provide infrastructure to accommodate desired development, including “target Industries” identified by the Columbia County Development Authority.

**SED Strategy 4.1:** Implement Water and Wastewater Master Plans to address needed water withdrawal and treatment capacity, as well as wastewater treatment capacity in accordance with Development Strategy Map.

**SED Strategy 4.2:** Coordinate the installation of public infrastructure such as

Amazon Distribution Center, Appling



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

water, sewer, and roads to ensure they are consistent with the Future Development map and to enhance industrial development.

**SED Strategy 4.3:** Develop a plan to prioritize Broadband services in Columbia County and achieve Broadband Ready Designation.

**SED Strategy 4.4:** Develop Capital Improvement Plans that will expand and/or build County facilities and services to keep pace with future growth.

**SED Goal 5: Maintain high quality community services for the citizens of Columbia County**

**SED Strategy 5.1:** Implement SPLOST projects to maintain and/or improve public facilities and services, including public safety (fire and sheriff), stormwater, recreation, library services, and roads.

**SED Strategy 5.2:** Identify public safety related Capital Improvement Projects needed to maintain a high standard of emergency response and to serve future growth.

**SED Strategy 5.3:** Provide cultural and recreational activities, programs, and facilities that appeal to people of all ages.

**SED Strategy 5.4:** Review and remove obstacles that inhibit businesses that are desired for mixed-use developments, tourism, and to serve the local community.

## Intergovernmental Coordination (IC) *Needs and Opportunities*

Frequent and meaningful collaboration between Columbia County, Grovetown, Harlem, Columbia County Board of Education, Fort Gordon, CSRA Regional Commission, Augusta Area MPO, the DACC and Chamber of Commerce, as well as other local and regional entities is needed to effectively implement many of the strategies identified within this plan. Specifically, stakeholders have identified the following needs:

- Coordination of regional agencies, local governments, Board of Education (BOE), and other entities (e.g. Ft. Gordon) to address impacts of expected population growth

Fort Gordon Water Tower, Grovetown



- Improve communications with Army Corps of Engineers (USACE) to coordinate activities related to Clarks Hill Lake and the Savannah River

## Goals and Strategies

**IC Goal 1: Collaborate with other local governments and entities to address land use and development issues.**

**IC Strategy 1.1:** Work with Fort Gordon and regional partners to implement the Fort Gordon Compatible Use Study.

**IC Strategy 1.2:** Invite Grovetown and Harlem planners, as needed, to provide comment during the review process for county rezoning and development proposals that abut their jurisdictions.

**IC Strategy 1.3:** Coordinate with the Columbia County Board of Education to plan for appropriate development with respect to school siting decisions.

**IC Strategy 1.4:** Coordinate with the U.S. Army Corps of Engineers (USACE) to ensure development proposals conform to the J. Strom Thurmond Project Shoreline Management Plan; also, coordinate with USACE to educate the public about allowable shoreline development activity.

**IC Strategy 1.5:** Coordinate with the USACE to identify opportunities to support eco-tourism on Clarks Hill Lake. Ecotourism is defined as responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.

**IC Goal 2: Foster a coordinated collaborative of local, regional, and state leaders to set regional priorities that can have an impact on Columbia County; this cooperation can identify collaborative solutions and technical/financial assistance.**

**IC Strategy 2.1:** Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Regional Transportation Study (ARTS) Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council.

**IC Strategy 2.2:** Expand the Augusta Regional Transportation Study (ARTS) Regional Transportation Plan to include the updated urbanized area of Columbia County after the 2020 Census results are final.





# 4

## FUTURE DEVELOPMENT STRATEGY

Berkshire Hathaway Building, Evans



## FUTURE DEVELOPMENT MAP AND CHARACTER AREAS

A key component of the comprehensive planning process is the creation of the Future Development Strategy. This chapter includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas within the County. This guide — in addition to the goals and strategies presented in Chapter 3 — explains and helps illustrate the ‘community vision’ for growth and development over the next 15 years. The Future Development Strategy includes the three sections shown below:

- [Future Development Map](#)
- [Character Area-Based Planning](#)
- [Character Area Policy](#)

### Future Development Map

The Future Development Map is used to identify the geographic location of Character Areas within Columbia County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and the most appropriate scale and density of development. While the map recommends land uses and development patterns for a 15-year planning horizon, it is important that it is reviewed on a regular basis to determine if amendments are needed based on changing market and demographic

trends. The map is intended to be a “living document” with revisions made when deemed necessary or every 5 years as currently required by the Department of Community Affairs. The Vision 2035 Future Development Map was reviewed by community stakeholders and County officials as part of this update process, and this chapter describes the updated Future Development Map and strategy.

### *Relationship of Future Development Map to Zoning*

County zoning consists of a zoning map that assigns a zoning classification (one of the County’s residential, commercial, industrial or planned zoning districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

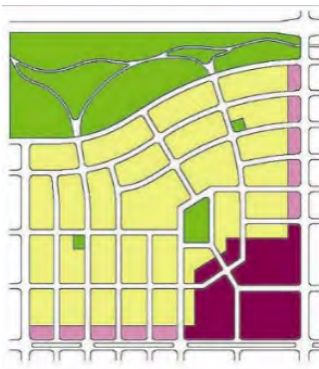
The zoning map and zoning ordinance provide properties in Columbia County with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a guide for the desired future development of property based on the results of this planning process. The Future Development Map and Character Area policy should be used to assist County staff and decision makers when considering future rezoning and other development issues presented to the County.

## Character Area Based Planning

Character Area based planning focuses on the way an area looks and

how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character Areas are organized by Community Elements. These elements represent the four basic types of development — the primary ‘building blocks’ of a community — and include Open Space, Neighborhoods, Centers, and Corridors. Table 4-1 summarizes general characteristics of each element as well as their application on the Future Development Map as specific Character Areas. The Character Areas are further described beginning on page 25.



Community Elements

TABLE 4-1: COMMUNITY ELEMENTS

Community Elements	Diagram	Summary Description	Character Area
Open Space		<ul style="list-style-type: none"> <li>Parks, floodplain, greenspace (public or privately owned)</li> <li>Intended to be maintained in a natural state or for passive recreation uses</li> </ul>	<ul style="list-style-type: none"> <li>Open Space</li> <li>Rural</li> </ul>
Neighborhood		<ul style="list-style-type: none"> <li>Existing neighborhoods</li> <li>Areas suitable for new housing development/infill development</li> <li>Located near open spaces, centers, and corridors</li> </ul>	<ul style="list-style-type: none"> <li>Rural</li> <li>Rural Neighborhood</li> <li>Neighborhood</li> <li>Lake Neighborhood</li> <li>In-Town Neighborhood</li> </ul>
Center		<ul style="list-style-type: none"> <li>Provides residents access to a variety of retail and civic uses/space</li> <li>Includes smaller neighborhood commercial uses in rural and suburban areas</li> <li>May be larger commercial (local retail/service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed use centers that include a variety of commercial, residential and/or employment elements</li> </ul>	<ul style="list-style-type: none"> <li>Community Crossroads</li> <li>Rural Crossroads</li> <li>Neighborhood Crossroads</li> <li>Activity Centers</li> <li>Commercial Centers</li> <li>Mixed Use Activity Centers</li> <li>Employment Centers</li> </ul>
Corridor		<ul style="list-style-type: none"> <li>Links activity centers and neighborhoods</li> <li>Functions as a throughway or a destination, depending on the land use</li> <li>Primary transportation corridors</li> <li>Preserves corridor character</li> </ul>	<p>Corridors</p> <ul style="list-style-type: none"> <li>Commercial Corridor</li> <li>Employment Corridor</li> <li>Professional Corridor</li> <li>Rural Corridor</li> </ul>

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## Character Area Policy

Character Areas shown on the Future Development Map in Figure 4-1 are described on the following pages. Each page presents a 'Character Area Policy' that represents and describes the Character Area in terms of the desired development pattern and supporting implementation strategies.

Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to preserve, maintain, enhance and/or create a desired character.
- **General Characteristics** provides a general overview of desired development patterns in terms of characteristics that are more specifically addressed in the Development Patterns.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Development Patterns** describes the form, function, and character of physical elements of the Character Area. This includes density/intensity, Greenspace, transportation, design, and infrastructure (public utilities).
- **Primary Future Land Uses** describes the future land uses that are considered to be appropriate for each Character Area. These are summarized in Table 4-2, which follows the general descriptions.

As the different Character Areas develop over the next five years, it may be permissible to allow development to extend beyond the areas shown for the individual Character Area's on the Future Development Map. Columbia County may consider extending a Character Area on the periphery of that area when a request for a rezoning action follows the intent and primary future land use of the area. However, the intent of this allowance is for development to work its way from the

center of an area outward, not to move to the periphery from the onset. This will be taken into account as part of a review for a rezoning action.

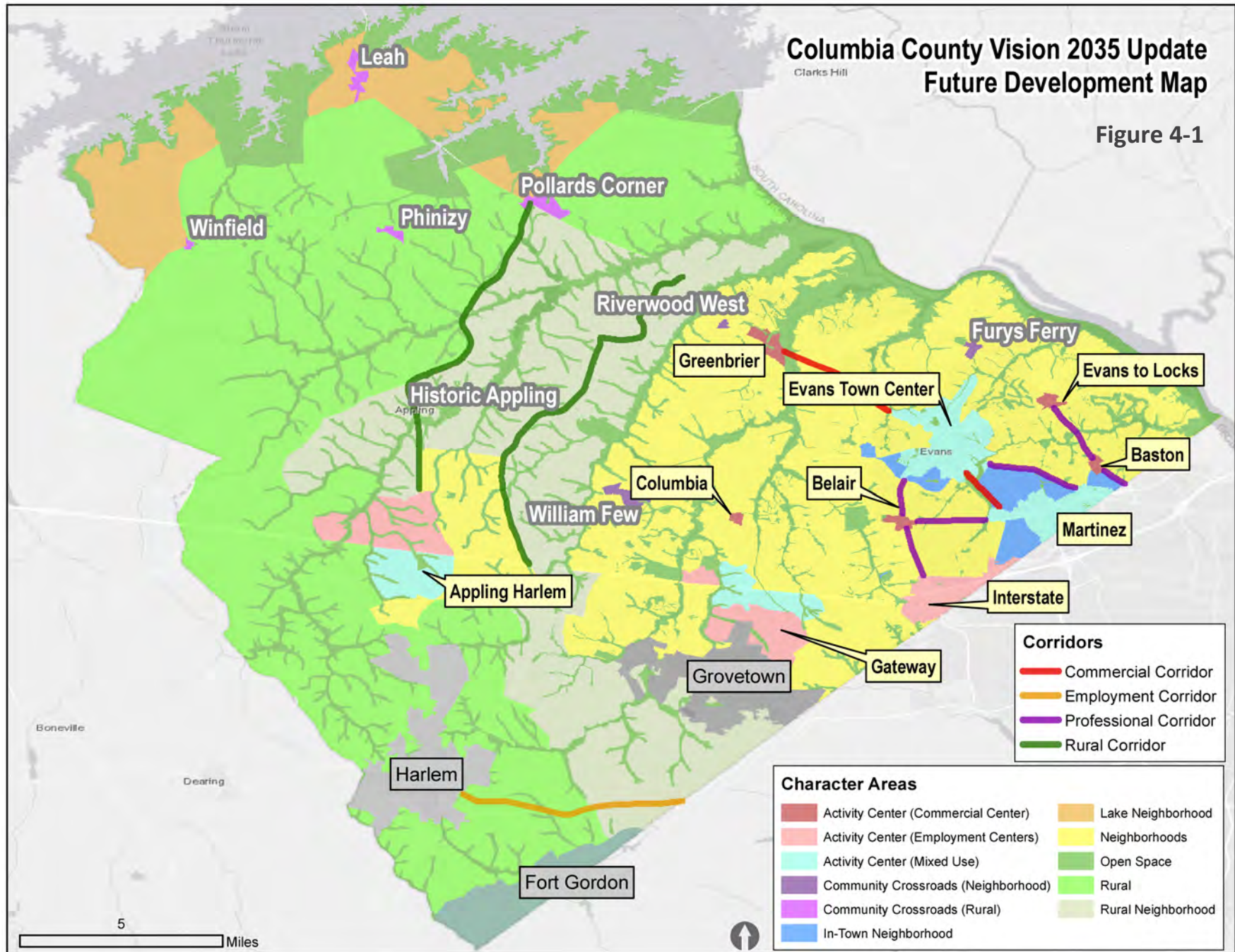
If a use is not part of the Primary Future Land Uses for a Character Area, it may be considered as part of a rezoning action due to changing or existing conditions in

the immediate area. Factors to consider in this situation include current uses of adjacent property; current development patterns, including architecture and site design of adjacent property; changing market conditions of the area that have necessitated a change to the future land use; and site design that takes into account protection of adjacent property.



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia



## OPEN SPACE



### General Characteristics

Open Space Areas are public or privately-owned land intended to remain as open space for natural area conservation and passive recreation purposes. They include properties in the Columbia County Greenspace Program. The program's goal is to preserve 20% of the geographic area of the county as greenspace through fee simple land acquisition, donations, conservation easements or permanent restrictive covenants

### Intent

PRESERVE existing undisturbed natural areas and open space not suitable for development, park land, and dedicated greenspace (open space and greenways) maintained in its natural state under the County Greenspace Program.

### Application

Open Space Areas are located throughout the community, represented primarily by floodplain areas, park land, and County Greenspace properties (including greenways).

## Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive recreation, including greenways and trails
- Civic benefit uses suitable for the area such as educational or nature centers, nature preserves, and cemeteries
- Active recreational uses and parks

## Development Patterns

### Density/Intensity

- Natural landscape with limited recreation buildings to provide access and education to community
- Building placement and exterior materials should blend with surrounding landscape to reduce visual impacts

### Greenspace

- Natural landscape
- Maintain and create connections between natural features

### Transportation

- Low to moderate pedestrian connectivity with greenways and trails
- Limited vehicular access with informal roadways such as unpaved roads

### Infrastructure

- Not applicable

## RURAL



### General Characteristics

Rural Areas are characterized by very low-density single-family residential uses and agricultural/forestry activities. The development pattern is generally scattered with large distances between buildings and deep setbacks from two-lane roads. Typical road sections are defined by a ditch and swales and informal landscaping or farm fences lining the edges. Natural features include extensive tree cover and open space areas due to limited development, as well as historic buildings and sites.

### Intent

PRESERVE the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features. ENCOURAGE preservation of natural landscape features as part of new development.

### Application

Rural Areas primarily represent private agricultural/forestry, large-lot residential, or undeveloped land on the western side of the County. These areas are located outside of the County's sewer service area. Extension of sewer lines into Rural Areas should be avoided in order to limit development pressures on the area.

## Primary Future Land Uses

- Agricultural/forestry uses and accessory uses such as barns and stables
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship, parks, greenways, and trails
- Undeveloped areas in their natural state
- Commercial uses allowed in Rural Crossroads may be considered on parcels adjacent to Rural Crossroads

## Development Patterns

### Density/Intensity

- Very low density/intensity
- Minimum lot size is 2.5 acres
- Deep building setbacks with a high percentage of open space on large lots

### Greenspace

- Natural landscape
- Maintain and create connections between natural features
- Agricultural landscape

### Transportation

- Low to moderate pedestrian connectivity with greenways and trails
- Rural, two-lane roads

### Infrastructure

- Primary sewer treatment utilizes septic systems

# RURAL NEIGHBORHOODS



## General Characteristics

Rural Neighborhood Areas are characterized by low-density, single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space, which can include buffers, pervious lot area, and other types of undeveloped land.

## Intent

PRESERVE the established residential/rural character and CREATE a transition between Rural Areas and developed Neighborhood Areas.

## Application

Rural Neighborhood Areas are generally located between Rural Areas and Neighborhood areas and provide a transition between these Character Areas. Future residential development is intended to accommodate densities that are higher than are appropriate for Rural Areas, but less than the more densely developed Neighborhood areas.

## Primary Future Land Uses

- Low-density detached single-family residential uses
- Civic benefit uses such as places of worship, schools, community centers, parks, county services
- Greenways and trails
- Small-scale agricultural uses

## Development Patterns

### Density/Intensity

- Low density
- Minimum lot size is approximately 1 acre
- Residential subdivision design should incorporate a high percentage of open space which can include buffers, pervious lot area, and other types of undeveloped land

### Greenspace

- Natural landscape
- Maintain and create connections between natural features
- Informal landscaping (except in planned subdivisions)

### Transportation

- Low to moderate pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections

### Infrastructure

- Strategic extension of public water and sewer in limited areas



# NEIGHBORHOODS



## General Characteristics

Neighborhood Areas are characterized by moderate-density residential development and neighborhoods. Street networks are typically defined by curvilinear streets but may include a grid pattern street network. Greenspace includes open space and/or park amenities. Pedestrian connectivity is moderate, where sidewalks are internal to a neighborhood and connect nearby parks and schools.

## Intent

PRESERVE established neighborhoods and CREATE quality new residential construction at suburban densities.

## Application

Neighborhood Areas are located in the Evans, Martinez, and Grovetown areas, as well as the area surrounding the Appling-Harlem Employment Activity Center. Future development should continue to be primarily detached, single family homes and should occur at moderate densities.

## Primary Future Land Uses

- Moderate density detached single-family uses
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship, and schools
- Townhomes can be allowed within Planned Unit Development (PUD) and Planned Residential Developments (PRD), but should comprise less than 15% of the total units

## Development Patterns

### Density/Intensity

- Moderate density
- 1 to 3 dwellings per gross acre

### Greenspace

- Formal landscaping with built areas
- Informal landscaping with passive use areas
- Neighborhood and community parks

### Transportation

- Moderate to high pedestrian connectivity with sidewalks, greenways, and pedestrian paths required as part of new development
- Moderate vehicular connectivity with curvilinear streets

### Infrastructure

- Public water and sewer

### Design Standards

- Standards for building materials and site design should be considered for appropriate areas

## IN-TOWN NEIGHBORHOODS



### General Characteristics

In-town neighborhoods are characterized by smaller lot residential development in established neighborhoods that are mostly built out. There is a high degree of connectivity with a grid street network and sidewalks connecting neighborhoods and commercial uses. Future development should take place at the same density or higher density in appropriate locations. There are also opportunities for infill development within this area.

### Intent

MAINTAIN the scale and density of existing residential neighborhoods and CREATE opportunities for infill development at a higher density.

### Application

The In-Town Neighborhood area is meant to offer opportunities for infill and higher density residential development in and around Activity Centers, and to act as a buffer between Commercial Centers and Neighborhood areas, by allowing for a “step-down” in the intensity of uses.

### Primary Future Land Uses

- Moderate density detached single-family uses
- Higher density single-family and two-family residential, including no more than 4 attached townhomes
- Small apartment buildings in locations such as larger corner lots or on major corridors; limited to 4-6 units per building
- Small live-work buildings in locations such as larger corner lots or on major corridors
- Civic benefit uses such as community centers, libraries, parks, places of worship, and schools

### Development Patterns

#### Density/Intensity

- Moderate-High density
- The expected zoning classification for redevelopment within this area is PRD (Planned Residential District)

#### Greenspace

- Formal landscaping with built areas
- Informal landscaping with passive use areas
- Neighborhood and Community Parks

#### Transportation

- Moderate to high pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Higher level of vehicular connectivity with grid street patterns

#### Infrastructure

- Public water and sewer

## LAKE NEIGHBORHOOD



### General Characteristics

The lake neighborhood area primarily comprises large-lot single family residential properties and is positioned near regional and state parks, which offer direct access to camping, fishing, boating, and other activities associated with the lake. A large portion of the lake area remains undeveloped and is controlled by the Army Corps of Engineers.

### Intent

CREATE and PRESERVE the established low density residential patterns in the vicinity of the lake. MAINTAIN the natural landscape and ENHANCE the economic and tourism value associated with this natural resource.

### Application

The lake neighborhood area is established to create opportunities for eco-tourism related to the lake through residential housing options and businesses that support the lake economy.

## Primary Future Land Uses

- Single family residential
- Passive recreation such as greenways and trails
- Parks and campgrounds
- Civic uses such as houses of worship, nature centers and nature preserves
- Boating and lake tourism-related commercial uses that support the local neighborhood and tourism to include:
  - Marinas (Special Use Only)
  - Boat & RV Storage (Special Use Only)

## Development Patterns

### Density/Intensity

- Low density/intensity
- 1 dwelling unit per acre

### Greenspace

- Natural landscape
- Maintain and create connections between natural features
- Preserve lake access areas and vistas

### Transportation

- Low to moderate pedestrian connectivity with greenway and trails
- Rural, two-lane roads

### Infrastructure

- Primary sewer treatment for residential uses septic systems
- Private water systems or wells

## COMMUNITY CROSSROADS RURAL CROSSROADS



### General Characteristics

Rural Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or multiple businesses, depending on the location. A single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. Development at Rural Crossroads should emphasize the compact, small scale development that supports the immediate surrounding rural area.

### Intent

MAINTAIN and CREATE access to local goods and services at major intersections throughout the rural part of the County.

### Application

Rural Crossroads have traditionally developed as commercial clusters at Winfield, Leah, Phinizy, Pollard's Corner, and Historic Appling. Future development should be contiguous to the existing development at the intersection.

## Primary Future Land Uses

- Neighborhood commercial uses including convenience stores with gas pumps, grocery stores, pharmacies, smaller-scale retail, restaurants (walk-up windows encouraged), hardware/garden stores, farm/agricultural supply stores, medical and veterinarian offices, and services serving nearby residents
- Civic benefit uses such as community centers, places of worship, and schools
- Crossroads near Clark's Hill Lake, i.e. Pollard's Corner, Leah and Winfield, may allow boating and lake tourism-related commercial uses including marinas and boat/RV storage only

## Development Patterns

### Density/Intensity

- Low to moderate density

### Greenspace

- Formal landscaping with built areas

### Transportation

- Internal vehicular and pedestrian connectivity
- Access to rural routes

### Infrastructure

- Primary sewer treatment utilizes septic systems
- Private water systems or wells

### Design Standards

- Consider design standards as part of individual Crossroad plans
- Max commercial building size of 10,000 square feet

## COMMUNITY CROSSROADS NEIGHBORHOOD CROSSROADS



### General Characteristics

Neighborhood Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with buildings often located in small shopping centers. Future development should emphasize connectivity, be organized in a compact form around a major intersection and provide vehicular and pedestrian access to all businesses.

### Intent

MAINTAIN and CREATE access to local goods and services at major intersections in Neighborhood Areas.

### Application

Neighborhood Crossroads have developed — or have the potential to develop — at major intersections in proximity to residential areas. Neighborhood Crossroads include commercial development at William Few, Riverwood West, and Furys Ferry.

## Primary Future Land Uses

- Commercial uses (smaller-scale retail, restaurants, gas stations, and services serving nearby residents) generally conforming to the C-C (Community Commercial) zoning classification
- Civic benefit uses such as community centers, event spaces, places of worship and schools
- Mixed use residential

## Development Patterns

### Density/Intensity

- Moderate density

### Greenspace

- Formal landscaping with built areas

### Transportation

- Internal vehicular and pedestrian connectivity to adjacent Neighborhood Areas

### Infrastructure

- Public sewer availability

### Design Standards

- Develop design standards as part of individual Crossroad plans
- Max commercial building size of 10,000 square feet at Riverwood West & Furys Ferry
- William Few max commercial building size is 30,000 square feet

# ACTIVITY CENTERS

## COMMERCIAL CENTERS



◀ **General Characteristics**  
Commercial Activity Centers are characterized by compact, walkable, higher density developments. These areas provide neighborhood services, retail, restaurants, and employment opportunities that support surrounding neighborhoods. Future development should emphasize high quality building and site design, landscaping, connections to surrounding neighborhoods and dedicated open / civic space.

### Intent

ENHANCE and CREATE concentrated commercial centers in defined areas that serve surrounding neighborhoods and include a network of paths and streets suitable for pedestrians as well as cars.

### Application

Commercial Activity Centers include Greenbrier, Evans to Locks, Baston, Columbia, and Belair Activity Centers.

## Primary Future Land Uses

- Neighborhood services
- Shops
- Restaurants
- Professional Office
- Civic uses
- Mixed Use Residential

## Development Patterns

### Density/Intensity

- High density

### Greenspace

- Formal landscaping with built areas
- Open space
- Civic space
- Neighborhood and community parks

### Transportation

- High vehicular and pedestrian/bicycle connectivity

### Infrastructure

- Public water and sewer

### Design Standards

- Design overlays via Corridor Protection Overlay District (CPOD) and Node Protection Overlay District (NPOD) exist for portions of Activity Centers, with the exception of Columbia
- Consider design standards as part of Columbia Activity Center Plan

## ACTIVITY CENTERS

### MIXED USE ACTIVITY CENTERS



**General Characteristics**  
Mixed Use Activity Centers are characterized by compact, walkable, higher density developments. These areas provide a mix of uses that include neighborhood and regional commercial uses, employment opportunities, gathering spots, and residential uses (e.g. townhomes, loft apartments, condominiums) that contribute to a live-work-play environment. Future development should emphasize high quality building and site design, including dedicated open / civic space and connectivity.

### Intent

ENHANCE and CREATE concentrated commercial uses, employment centers and mixed-use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.

### Application

Mixed Use Activity Centers include Evans, Martinez, and portions of Gateway and Appling Harlem Activity Centers.

## Primary Future Land Uses

- Retail
- Restaurants
- Professional and Mid-Rise Office
- Higher density residential (including apartments, condos, townhomes, and mixed use residential)
- Hotels
- Civic uses
- Open space
- Light industrial with development standards applied at rezoning or as part of an overlay at periphery or with existing industrial zoning

## Development Patterns

### Density/Intensity

- High density
- High density residential uses
- Mixed uses may be vertical (multi-story) or horizontal (individual uses laid out in a campus setting)

### Greenspace

- Formal landscaping with built areas
- Open space
- Civic space
- Neighborhood and community parks

### Transportation

- High vehicular and pedestrian/bicycle connectivity

### Infrastructure

- Public water and sewer

## ACTIVITY CENTERS

### EMPLOYMENT ACTIVITY CENTERS



#### General Characteristics

Employment Activity Centers are characterized by compact, higher density development that supports major employers. These areas provide a mix of uses that include neighborhood and regional commercial uses, employment opportunities, and residential uses (e.g. townhomes, loft apartments, condominiums) that contribute to a live-work-play environment.

#### Intent

ENHANCE and CREATE employment centers that also include supporting commercial and mixed-use developments in close proximity to provide a live/work/play environment.

#### Application

Employment Centers include the Interstate Activity Center and portions of Appling-Harlem and Gateway Activity Centers.

### Primary Future Land Uses

- Master planned business park or industrial park (light industrial, office, warehouse)
- Light industrial
- Heavy industrial
- Mid-rise office
- Restaurant/Retail
- Hotels
- Higher density residential (including apartments/ condos above retail and townhomes) limited to Interstate Activity Center
- Civic uses/Open space

### Development Patterns

#### Density/Intensity

- Mixed uses may be vertical (multi-story) or horizontal (individual uses laid out in a campus setting)

#### Greenspace

- Formal landscaping with built areas
- Open space
- Civic space
- Neighborhood and community parks

#### Transportation

- High vehicular and pedestrian/bicycle connectivity

#### Infrastructure

- Public water and sewer

#### Design Standards

- Future development should emphasize high quality building materials, site design, and connectivity



## CORRIDORS COMMERCIAL CORRIDOR



### General Characteristics

Corridors on the Future Development Map are generally those thoroughfares in the Neighborhood Area that connect Activity Centers and are intended to accommodate a variety of non-residential uses without encroaching upon adjacent residential neighborhoods. Emphasis should be placed on facilitating traffic flow, connectivity, building and site design standards, and avoiding conflicts with local neighborhoods.

### Intent

ENHANCE and MAINTAIN well-functioning corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and compliment land use patterns without encroaching on adjacent neighborhoods.

### Application

Designated Commercial Corridors include:

- Washington Road from Martinez to Evans Town Center to Greenbrier Activity Center

### Primary Future Land Uses

- Neighborhood services (C-1 and C-C)
- Office
- Retail
- Restaurants

### Development Patterns

#### Density/Intensity

- Moderate to High

#### Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses and adjacent residential areas

#### Transportation

- High vehicular and pedestrian connectivity
- Access management to facilitate traffic flow including shared driveways and inter-parcel access

#### Infrastructure

- Public water and sewer
- Limited septic systems in some areas

#### Design Standards

- Located within Corridor Protection Overlay District (CPOD)

## CORRIDORS

### PROFESSIONAL CORRIDOR



**General Characteristics**  
Professional Corridors on the Future Development Map are generally those thoroughfares in the Neighborhood Area that connect Activity Centers and are intended to accommodate professional office uses without encroaching upon adjacent residential neighborhoods. Emphasis should be placed on facilitating traffic flow, building/site design standards, and avoiding conflicts with local neighborhoods. Particular attention should be paid to the depth of lots and reuse of existing residential housing as offices due to design constraints from both factors.

### Intent

ENHANCE and MAINTAIN well-functioning corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and transition from residential to professional office use without encroaching on adjacent neighborhoods.

### Application

Designated Professional Corridors include:

- Belair Road from Evans Town Center to Belair Activity Center to the Interstate Activity Center.
- River Watch Parkway from Evans Town Center to the Martinez Activity Centers.
- Fury's Ferry Road from Evans to Lock Activity Center to Baston Activity Center and then extending south to the County line
- Columbia Road between Martinez and Belair Activity Center.

### Primary Future Land Uses

- Professional Office (Due to the depth of lots, smaller offices are recommended along River Watch Parkway)
- Residential
- Civic Uses
- Existing neighborhood commercial uses are acceptable
- New neighborhood commercial uses generally conforming with C-C (Community Commercial) are acceptable along Furys Ferry Road and South Belair Road on properties that are large enough to meet commercial standards and with sufficient buffering to protect adjacent residential properties

### Development Patterns

#### Density/Intensity

- Moderate

#### Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses and adjacent residential areas

#### Transportation

- Access management to facilitate traffic flow including shared driveways and inter-parcel access
- Appropriate parking provided

#### Infrastructure

- Public water and sewer

#### Design Standards

- Develop consistent with Corridor Protection Overlay District

## CORRIDORS EMPLOYMENT CORRIDOR



### General Characteristics

Employment Corridors on the Future Development Map are generally those thoroughfares that connect Activity Centers and are intended to accommodate light industrial and professional office uses without encroaching upon adjacent residential neighborhoods. Emphasis should be placed on maintaining a buffer along the road, facilitating traffic flow, and avoiding conflicts with local neighborhoods.

### Intent

ENHANCE and MAINTAIN well-functioning corridors that facilitate vehicular traffic flow, serve local needs, and provide employment opportunities without encroaching on adjacent neighborhoods.

### Application

Designated Employment Corridors include:

- Gordon Highway from the City of Harlem to the Augusta-Richmond County Border.

### Primary Future Land Uses

- Professional Office
- Light Industrial
- Agricultural Uses
- Civic uses

### Development Patterns

#### Density/Intensity

- Low to Moderate

#### Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses and adjacent residential areas
- High vehicular connectivity

#### Transportation

- Access management to facilitate traffic flow including shared driveways and inter-parcel access

#### Infrastructure

- Individual wells and septic systems

# CORRIDORS

## RURAL CORRIDOR



**General Characteristics**  
Rural corridors are generally two-lane thoroughfares that currently have a rural character. They are identified as Rural Corridors because they are likely to have development occur in the future that could lead to encroachment of more intense uses along the roadway, which can interfere with traffic flow, driver safety and the general appearance of the corridor. Particular attention should be paid to maintaining a rural character through buffering of more intense residential uses from the thoroughfare and less intense uses.

### Intent

PRESERVE the rural character of corridors as development occurs through appropriate buffering while maintaining traffic flow and safety by minimizing driveways.

### Application

Designated Rural Corridors include:

- Appling-Harlem Road from Appling Harlem Activity Center to Historic Appling and Scotts Ferry Road from Historic Appling to Pollard’s Corner Community Crossroads
- Louisville Road (north of I-20) and Tubman Road (east of Louisville Road).

### Primary Future Land Uses

- Agricultural/Forestry Uses
- Single Family Residential with appropriate buffering
- Civic Uses
- Open Space

### Development Patterns

#### Density/Intensity

- Low

#### Greenspace

- Natural, undeveloped landscapes
- Agricultural uses
- Buffering of residential uses

#### Transportation

- Access management to facilitate driver safety including limiting driveways and safe sight distance

#### Infrastructure

- Primary sewer treatment utilizes septic systems
- County water is typically provided

**COMPREHENSIVE PLAN: VISION 2035**

Columbia County, Georgia

Table 4-2 provides a reference guide for the Character Areas, including densities proposed for each Character Area and examples of appropriate land uses.

**TABLE 4-2: DESIRED FUTURE LAND USES FOR EACH CHARACTER AREA**

CHARACTER AREA	SUB-AREA	SPECIFIC LOCATIONS	DENSITY/INTENSITY	Single Family Residential	Townhome	Apartment/Condo	Mixed Use (Com/Res)	Neighborhood Services	Professional Office	Restaurants/Retail	Civic Uses	Open Space	Regional Commercial	Hotels	Mid-Rise Office	Boating/Lake Accessory Uses	Agricultural/Forestry Uses	Light Industrial	Heavy Industrial	Warehouse
CORRIDORS	Commercial Corridor	Washington Road	Moderate to High					x	x	x	x									
	Professional Corridor	Belair Road, River Watch Parkway, Furys Ferry Road	Low to Moderate	x				x <sup>3</sup>	x	x <sup>3</sup>	x									
	Employment Corridor	Gordon Highway	Low to Moderate	x					x		x						x	x		x
	Rural Corridor	Appling-Harlem Road, Louisville Road, Scotts Ferry Road	Low	x <sup>1</sup>							x	x					x			
ACTIVITY CENTERS	Commercial Centers	Evans to Locks, Greenbrier, Columbia, Belair, Baston	High				x	x	x	x	x									
	Mixed Use Activity Center	Evans, Martinez, Gateway, Parts of Appling-Harlem and Interstate	High	x	x	x	x	x	x	x	x	x	x	x	x			x <sup>3</sup>		
	Employment Centers	Parts of Appling-Harlem and Interstate	High		x	x	x	x	x	x	x		x	x	x			x	x	x
COMMUNITY CROSSROADS	Rural Crossroads	Winfield, Phinzy, Pollard's Corner, Historic Appling, Leah	Low to Moderate					x	x	x	x	x				x <sup>4</sup>	x			
	Neighborhood Crossroads	Williams Few, Furys Ferry, Riverwood West	Moderate				x	x	x	x	x	x								
IN-TOWN NEIGHBORHOODS			Moderate to High (PRD Zoning)	x	x	x	x				x	x								
NEIGHBORHOODS			1 to 3 units per gross acre	x	x <sup>2</sup>						x	x								
LAKE NEIGHBORHOOD			1 unit per gross acre	x							x	x				x				
RURAL NEIGHBORHOODS			Minimum Lot size is 1 Acre	x							x	x								
RURAL			Minimum lot size is 2.5 acres.	x							x	x								
OPEN SPACE			Natural/Very low Intensity								x	x								

<sup>1</sup>With appropriate buffering of the roadway.

<sup>2</sup>Only up to 15% of total unit count in PUD and PRDs.

<sup>3</sup>See Character Area description.

<sup>4</sup>Applies in Pollard, Leah, and Winfield



					Community Services, Team
				\$200,000	Community Services, Team
				Staff Time	Techno- Services
Business Plans for Departments	✓			Staff Time	All Depart
Complete Disaster Recovery Plans for Technology-Driven Elements	✓			Staff Time	IT, GIS, C Traffic, W Utility
City-wide Initiatives	✓		✓	Staff Time	Technolo- Services
	✓			Staff Time	Technolo- Services
		✓	✓	Staff Time	Planning, Traffic
				Staff Time	DACC, Pl

# 5

## COMMUNITY WORK PROGRAM

# ACTION PLAN TO IMPLEMENT THE COMPREHENSIVE PLAN

The Implementation Program identifies the specific measures to implement Vision 2035. The Implementation Program includes the following elements:

- 2016-2020 Community Work Program
- Long Term Policies & Projects
- Supplemental Plans
- Plan Maintenance

## Community Work Program

The Community Work Program (CWP), shown in Table 5-1, identifies specific implementation actions the County and other entities intend to take during the first five-years of the planning time-period. Action items are organized into overarching

categories of activities including: Regulations, Functional Plans, Small Area/Master Plans, Process/Program, Inventory/Assessment, and Infrastructure Projects. For each action item, the CWP outlines the following information:

- Brief description of the Action Item
- Timeframe for undertaking the Action Item (2021- 2025)
- Estimated cost to implement the Action Item
- Party responsible for implementing the Action Item
- Potential funding source
- Strategy reference number to tie the action item to the strategies listed in the Community Vision.

**TABLE 5-1: COMMUNITY WORK PROGRAM**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Regulations</b>									
Update Sewer Use Ordinance.	✓					Staff Time	Water Utility	Water & Sewer Fund	DP 1.1., SED 4.1, RC 1.3
Update Water Utility Engineering Standards and Specifications.					✓	Staff Time	Water Utility	Water & Sewer Fund	DP 1.1, SED 4.1, RC 1.3
Develop design standards for both commercial and residential development.	✓	✓	✓			Staff Time	Planning	GF	DP 3.2, DP 3.3
Develop standards for Columbia Activity Center.	✓	✓				Staff Time	Planning	GF	DP 3.3
Develop standards to protect rural corridors.		✓	✓			Staff Time	Planning, Traffic, Road Construction	GF	DP 1.3
Amend regulations to incorporate common conditions of zoning that can ensure a high-quality of residential development.			✓			Staff Time	Planning	GF	DP 3.1
Adopt additional standards to protect water resources based on the state model ordinance for groundwater recharge, water supply watersheds and wetland protection.	✓					Staff Time	Planning	GF	RC 1.1

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-1: COMMUNITY WORK PROGRAM (CONT.)**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Regulations</b>									
Review codes and remove obstacles to attract businesses that may be desired within mixed use developments.		✓				Staff Time	Planning	GF	SED 5.4
Amend regulations to incorporate standards for meaningful open space in all new residential and mixed use development.		✓				Staff Time	Planning	GF	RC 2.3
<b>Functional Plans</b>									
Complete and adopt the Parks, Recreation, and Events Master Plan.	✓	✓				\$200,000	Community Services, SPLOST Team	GF	DP 2.2, RC 2.2, SED 1.2, SED 2.2, SED 5.3
Update Information Security Plan.		✓				Staff Time	Technology Services	GF	SED 5.1, SED 5.2
Complete Business Continuity Plans for County Departments.	✓					Staff Time	All Departments	Various	SED 5.1, SED 5.2
Complete Disaster Recovery Plans for Technology-Driven Departments.	✓					Staff Time	IT, GIS, C3Bu, Traffic, Water Utility	Various	SED 5.1, SED 5.2
Complete County-wide Continuity of Operations Plan.		✓		✓		Staff Time	Technology Services	GF	SEC 5.1, SED 5.2
Develop formal IT Infrastructure Management (ITIM) Plan.		✓				Staff Time	Technology Services	GF	SED 4.3
Expand the Augusta Regional Transportation Study (ARTS) Regional Transportation Plan to include the updated urbanized area of Columbia County after the 2020 Census results are final.				✓	✓	Staff Time	Planning, ARTS, Traffic	GF	IC 2.2, SED 4.4.
Work with the Columbia County Development Authority to implement their economic development plan "Harnessing Opportunities and Talent: An Economic Development Strategy."	✓	✓	✓	✓	✓	Staff Time	DACC, Planning	GF	SED 3.1, SED 3.3



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-1: COMMUNITY WORK PROGRAM (CONT.)**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Functional Plans</b>									
Update the Development Authority of Columbia County (DACC) Economic Development Strategic Plan to include eco-tourism, including the support and development of the Clarks Hill Lake recreation economy.	✓	✓				TBD	DACC, Planning, CVB	GF	SED 2.1, IC 1.5
Implement recommendation of the Regional Workforce Study and OEA Fort Gordon Study Grant.	✓	✓	✓	✓	✓	TBD	CC Chamber, DACC, Planning	GF	SED 3.3
Prepare a county-wide Solid Waste Management Plan.					✓	\$10,000	Planning	GF	SED 4.4
<b>Small Area/Master Plans</b>									
Complete and adopt the Martinez Redevelopment Plan.			✓			\$150,000	Planning	GF	DP 4.2, DP 5.1
Prepare sub area plans for Community Crossroads and define the limits of non-residential development and acceptable uses.	✓	✓	✓	✓	✓	Staff Time	Planning	GF	DP 4.4, DP 5.1
Prepare a development and transportation strategy for the Gateway Activity Center.	✓	✓				\$100,000	Planning Dept., DACC	GF	DP 4.3, DP 5.1
Plan and begin implementation for the White Oak Business Park Phase II and remainder of Applying Harlem Employment Center.	✓	✓				\$125,000	Planning Dept., DACC, Water Utility	GF, Water & Sewer Fund	DP 4.1, SP 5.1
<b>Process/Program</b>									
Improve Community Rating System Score.	✓					\$10,000	Stormwater Compliance	SWU	RC 1.2, RC 1.6
For the development community, increase knowledge on, and use of, green infrastructure and low impact development practices to reduce runoff throughout the County.		✓				Staff Time	Stormwater Compliance	SWU, GF	RC 1.5, RC 1.9
Maintain compliance with the NPDES MS4 Phase II Stormwater Permit.	✓	✓	✓	✓	✓	Staff Time	Stormwater Compliance	SWU	RC 1.7

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-1: COMMUNITY WORK PROGRAM (CONT.)**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Process/Program</b>									
Obtain Fire Services Accreditation from Center for Public Safety Excellence.	✓	✓	✓			TBD	Fire Services	Fire Fund	SED 5.2
Install the Gateways and Wayfinding signage.	✓	✓				\$800,000	Planning, DACC, CVB	TAVT	SED 2.3, DP 5.7
Implement the Martinez Redevelopment Plan				✓	✓	Staff Time	Planning, DACC	GF	DP 4.2, DP 5.3, SED 3.4
Increase mobility of web sites and applications.	✓	✓	✓	✓	✓	\$120,000	Technology Services	GF	SED 5.1
Increase availability of free, public Wi-Fi.		✓		✓		\$150,000	Technology Services	GF	SED 5.1
Develop Internet of Things (IoT) Strategy.		✓				Staff Time	Technology Services	GF	SED 5.1
Implement Business Intelligence (BI) Software.		✓				\$30,000	Technology Services	GF	SED 5.1
Streamline online business processes for Customers.	✓	✓				\$250,000	Technology Services	GF, Water & Sewer Fund, Development Services Fund	SED 5.1
Form Sustainability Team to work on County-wide initiatives.	✓					Staff Time	IT, Stormwater, Water Utility, etc.	Various	SED 5.2
Facilitate a Greenspace Group and guide preservation of greenspace in Columbia County.	✓	✓	✓	✓	✓	Staff Time	Planning	GF	RC 2.2
Expand the public education program to address water conservation, stormwater pollution prevention, septic system best practices and flood risk reduction.	✓	✓	✓	✓	✓	Staff Time	Stormwater, Water Utility, IT	SWU, Water Utility, GF	RC 1.6
Coordinate with the USACE to identify opportunities to support eco-tourism on Clarks Hill Lake.	✓	✓	✓	✓	✓	Staff Time	Planning, USACE, CVB, CC Chamber, DACC	GF	IC 1.5
Evaluate the potential for corridor-based Community Improvement Districts (CIDs).	✓	✓	✓	✓	✓	Staff Time	Planning, DACC	GF	DP 5.3
Coordinate with the Columbia County School Board to plan for appropriate development with respect to school siting decisions*.	✓	✓	✓	✓	✓	Staff Time	County Manager, Planning	GF	IC 1.3

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-1: COMMUNITY WORK PROGRAM (CONT.)**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Process/Program</b>									
Coordinate with USACE to educate the public about allowable shoreline development activity.	✓	✓	✓	✓	✓	Staff Time	Planning	GF	IC 1.4
<b>Inventory/Assessment</b>									
Expand the stream gage project to more basins.			✓			TBD	Stormwater Dept.	SWU	DP 2.3, RC 1.3, RC 1.7
Evaluate all major culvert crossings for maintenance plan.	✓	✓	✓	✓	✓	\$100,000	Stormwater Operations	SWU	DP 2.3, RC 1.7
Conduct stream monitoring for Watershed Protection Plan (Functional Plan).	✓		✓		✓	\$150,000	Water Utility	Water & Sewer Fund	RC 1.3, RC 1.7
Identify opportunities to preserve greenspace near Clarks Hill Lake and within floodplains.	✓	✓	✓	✓	✓	Staff Time	Planning & Stormwater Dept., GAB	GF, SWU	RC 2.5
Identify opportunities to create destinations by identifying historic sites that are close to parks or trails.	✓	✓	✓	✓	✓	Staff Time	Historic Preservation Advisory Cmte., GAB	GF	RC 3.3
Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places.					✓	TBD	Historic Preservation Advisory Cmte.	GF	RC 3.2
Identify locations where soils are not appropriate for a common septic system and where Advanced Treatment Units must be used.	✓	✓	✓	✓	✓	Staff Time	Health Dept.	GF	RC 1.4
<b>Infrastructure Projects</b>									
Increase stormwater storage capacity in the Reed Creek basin.		✓				\$250,000	Stormwater Dept.	SWU	DP 2.3, SED 4.4
Conduct a stream bank restoration project listed in our current Hazard Mitigation Plan.			✓			\$250,000	Stormwater Dept.	SWU	DP 2.3
Design and complete Miramar Drive drainage ditch improvements.	✓	✓				\$500,000	Stormwater Operations	SWU	DP 2.3
Complete development of Martinez Park (Trails, dog park, pavilions, play equipment, ties into Blanchard Park).	✓					\$3 Million	Community Services, SPLOST Team	2016 GO Bond	SED 1.1, SED 5.1

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-1: COMMUNITY WORK PROGRAM (CONT.)**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Infrastructure Projects</b>									
Complete development of Riverwood Park (Passive park in the Riverwood neighborhood area).		✓	✓			\$3 Million	Community Services, SPLOST Team	2016 GO Bond	SED 1.1, SED 5.1
Complete development of Gateway Youth Sports Tournament Complex (Venue to attract state, regional, and national level baseball, softball, soccer, etc. tournaments).			✓	✓	✓	TBD	Community Services, SPLOST Team	SPLOST	SED 5.1, SED 2.2
Complete development of Blanchard Park Renovation (New multipurpose rectangular fields, storage building, fencing).			✓	✓	✓	TBD	Community Services, SPLOST Team	SPLOST	SED 5.1, SED 2.2
Complete Blanchard Woods Park Expansion (Complete master plan to include 6-8 soccer fields).			✓	✓	✓	TBD	Community Services, SPLOST Team	SPLOST	SED 5.1, SED 2.2
Complete Evans Towne Center Park expansion.			✓	✓	✓	TBD	Community Services, SPLOST Team	SPLOST	SED 1.1, SED 5.1, SED 2.2
Addition of a Class A Burn Building, a classroom, and technical rescue complex at the training center.	✓	✓	✓	✓	✓	TBD	Fire Services	SPLOST	SED 5.1, SED 5.2
Purchase of an Aerial Truck to meet the expanding demand in West Columbia County.		✓	✓	✓	✓	TBD	Fire Services	SPLOST	SED 5.1, SED 5.2
Additional fire station in the Washington Road & Rosemont Drive area.			✓	✓	✓	TBD	Fire Services	TBD	SED 5.2, SED 4.4.
Additional fire station in the Highway 150 & Smith Crawford Road area.			✓	✓	✓	TBD	Fire Services	TBD	SED 5.2, SED 4.4
Work with the ARTS Metropolitan Planning Organization (MPO) to identify, design, and fund projects that improve countywide connectivity north and south of I-20 and from I-20 to Fort Gordon.	✓	✓	✓	✓	✓	Staff Time	Planning, Traffic, Road Construction	GF	DP 5.2, DP 5.6
Construct a Local Disaster Recovery Site.			✓			\$2 Million	Technology Services	SPLOST	SED 5.2
Implement new hardware GIS Infrastructure.		✓				\$120,000	IT, GIS	SF	SED 5.1

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-1: COMMUNITY WORK PROGRAM (CONT.)**

Action/Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number
	2021	2022	2023	2024	2025				
<b>Infrastructure Projects</b>									
Modernize broadband infrastructure and achieve Broadband Ready Designation.	✓	✓	✓	✓	✓	\$3 Million	C3BU	EF	SED 4.3, SED 4.4
Support expansion of fiber-optic network.	✓	✓	✓	✓	✓	\$3 Million	C3BU	EF	SED 4.3, SED 4.4
Expand the Euche Creek Greenway .			✓	✓	✓	\$16 million	Planning & Engineering,	SPLOST, TIA	SED 1.1, SED 5.1, RC 2.1, SED 1.3
Identify ‘quality of life’ CIP projects needed to expand cultural and civic facilities/services .	✓	✓	✓	✓	✓	Staff Time	BOC, County Manager Planning	GF	SED 5.3, SED 4.4
Furys Ferry Rd. (2 to 4 lanes, Evans to Locks to Hardy McManus).		✓	✓	✓	✓	\$28 million	Engineering	County, State	DP 5.5, SED 4.4
Flowing Wells Rd. (2 to 3 lanes, Wheeler Rd. to Washington Rd.).	✓	✓	✓			\$14 million	Engineering	County, State	DP 5.5, SED 4.4
Hereford Farm Rd. (Belair Rd. to Gibbs Rd.)		✓	✓	✓	✓	\$45 million	Engineering	County, State, Federal	DP 5.5, SED 4.4
I-20/Lewiston Rd. (Columbia Rd. to Grovetown).	✓	✓	✓	✓		\$38 million	Engineering	County, Federal, State	DP 5.5, SED 4.4
Horizon South Parkway: I-20 to Grovetown.	✓	✓	✓	✓		\$26 million	Engineering	County, State	DP 5.5, SED 4.4

## Long Term Action Items and Policies

The Long Term Action Items and Policies, shown in Table 5-2, identify specific actions the County intends to take beyond the first five-year timeframe of the planning period, including items in the CWP that will be ongoing activities.

**TABLE 5-2. LONG TERM ACTION ITEMS & POLICIES**

Action Item/Policy	Strategy Ref. Number
Promote existing methods already in place to preserve Greenspace including reduced taxes for agricultural property via Conservation Use Assessment and the Columbia County Greenspace Program.	DP 1.2
Enforce property maintenance standards (International Property Maintenance Code) already in effect throughout the County in residential neighborhoods.	DP 2.6
Identify and pursue opportunities to provide cultural and recreational activities, programming, and facilities that appeal to children, young adults, and seniors.	SED 5.3, SED 1.2
Continue to implement road improvement projects to improve traffic flow, including access management and road widening projects that are underway.	DP 5.5

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**TABLE 5-2. LONG TERM ACTION ITEMS & POLICIES (CONT.)**

Action Item/Policy	Strategy Ref. Number
Support the conversion of septic systems to sanitary sewer where it is consistent with the Future Development Strategy Map and the Wastewater Masterplan.	RC 1.3
Work with Fort Gordon and regional partners to implement the recommendations of the Compatible Use Study (CUS).	IC 1.1
Participate in the Augusta Regional Transportation Study (ARTS) 2050 Metropolitan Transportation Plan to address corridors, multi-modal transportation options, and the need for an improved county-wide distributed transportation network with a higher level of connectivity.	DP 5.2
Ensure that future projects on major road corridors address access management, inter-parcel connectivity, and land use/transportation relationships, especially where road projects have or will make lots substandard for development or alter the residential character.	DP 5.1
Maintain the current and future stormwater drainage system work order list as updated through inspections and service request.	RC 1.7
Allow varying residential densities and housing types in “In-Town Neighborhoods” to provide a transition between commercial development and single-family neighborhoods.	DP 2.5
Work with partners to implement recommendations of the Savannah- Upper Ogeechee Regional Water Plan, as appropriate.	RC 1.3
Consult with the Historic Preservation Division of the Georgia DCA to identify available technical/financial resources to preserve historic properties.	RC 3.1, RC 3.3
Invite Grovetown and Harlem planners as needed to provide comment during the review process for county rezoning and development proposals that abut their jurisdictions.	IC 1.2
Coordinate with the U.S. Army Corps of Engineers (USACE) to ensure development proposals conform with the J. Strom Thurmond Project Shoreline Management Plan.	IC 1.4
Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Area Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council.	IC 2.1
Support Columbia County Health Department efforts to conduct performance evaluations of on-site sewage management systems in accordance with the Georgia Department of Human Resources, Department of Public Health Manual for On-Site Sewage Management Systems; prioritize performance evaluations in the Lake Area.	RC 1.4
Implement sidewalk / bicycle facility projects from 2012 Bicycle/Pedestrian Plan and coordinate these projects with future road widenings and streetscape improvements, where feasible.	DP 5.4, DP 2.1, SED 5.1
Coordinate the installation of public infrastructure with the Future Development Map and Water and Wastewater Master Plans.	SED 4.1, SED 4.2, DP 1.1, RC 1.3, SED 5.1
Allow for appropriate uses along corridors as shown on the Development Strategy Map, especially where road projects have made the lots substandard or altered its residential character. (e.g. Riverwatch Parkway)	DP 2.4

## Supplemental Plans

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Columbia County. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the County to identify and prioritize projects in conjunction with the Community Work Program. The supplemental plans listed below are incorporated into the Vision 2035: Comprehensive Plan by reference.

- ✓ Columbia County Hazard Mitigation Plan (most recent update)
- ✓ Augusta Regional Transportation Study: Bicycle and Pedestrian Plan Update(2012)
- ✓ 2050 Augusta Regional Transportation Study (2020)
- ✓ Parks and Recreation Masterplan (ongoing)
- ✓ Greenspace Masterplan (2006)
- ✓ DACC’s Harnessing Opportunities and Talent: An Economic Development Strategy (2016)
- ✓ CSRA Regional Plan 2040
- ✓ Savannah-Upper Ogeechee Regional Water Plan
- ✓ CSRA Regional Important Resources Plan
- ✓ CSRA Comprehensive Economic Development Strategy (CEDS)
- ✓ Compatible Use Study (CUS), formerly known as the Joint Land Use Study (ongoing)

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## Plan Maintenance

The Board of Commissioners is responsible for maintaining Vision 2035 to accurately reflect current community conditions and the community’s vision and priorities for the future. Specific requirements for amendments and updates are described in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 “Minimum Standards and Procedures for Local Comprehensive Planning.”

### Annual Review

County staff will provide a status of the plan implementation to the Board of Commissioners on an annual basis. Specifically, the Community Work Program will be reviewed to identify the



current status of the implementation measures and an informal progress report will be prepared. If the County chooses, the annual review process can be used to undertake a formal annual update (see below).

### Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

### Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. In 2026, a full Comprehensive Plan update will be required for Columbia County. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires submittal of a new fifth year for the Community Work Program and any changes needed for the other years of the CWP.



A

APPENDIX



# APPENDIX A: REPORT OF ACCOMPLISHMENTS

## STATUS REPORT ON THE COLUMBIA COUNTY WORKPLAN (2016 – 2020)

### Report of Accomplishments

The Report of Accomplishments (ROA) provides a status of each action item identified in the Columbia County 2016-2020 Community Work Program, as indicated in the table below. Action items are given one of the following four status designations:

- ✓ Completed: Action items were completed during the previous five-year planning period.
- ✓ Underway: Action items were initiated during the previous five-year planning period but have not yet been completed. In many cases these action items were continued and have been included in the 2021-2025 Community Work Program.
- ✓ Postponed: These Action items were originally planned, but not initiated during the previous five-year planning period. These action items were also continued during the 2021-2025 Community Work Program.
- ✓ Not Accomplished: These Action items have been canceled due to a shift in priorities at the County.

Action/Implementation Strategy	Completed	Underway	Postponed	Not Accomplished	Explanation	Completion Date
<b>Regulations</b>						
Create an Agriculture/ Forestry/Rural-Residential zoning district (5 ac. min. lot size)				✓	County will maintain a 2.5 acre minimum lot size for the Agricultural Zoning District.	N/A
Amend regulations to incorporate additional design standards for single-family development		✓			This discussion is being continued into the next five-year plan.	2023
Develop design standards for apartment and townhome projects		✓			Completed in 2019. Not yet adopted.	2023
Develop design standards for non-residential development		✓			Design standards have been adopted but will continue to be evaluated.	2023
Amend regulations to incorporate minimum open space standards for all new development	✓					
Adopt additional standards to protect water resources based on the state model groundwater recharge area protection ordinance		✓			Part V Environmental Planning Criteria remain under evaluation.	2022
Adopt additional standards to protect water resources based on the state model water supply watershed ordinance		✓			Part V Environmental Planning Criteria remain under evaluation.	2022
Adopt additional standards to protect water resources based on the state model wetlands protection ordinance		✓			Part V Environmental Planning Criteria remain under evaluation.	2022

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

Action/Implementation Strategy	Completed	Underway	Postponed	Not Accomplished	Explanation	Completion Date
<b>Regulations (cont.)</b>						
Evaluate Floodplain Management Program	✓					
Amend Corridor Protection Overlay District standards to protect adjacent neighborhoods				✓	Code changes have made this no longer necessary.	
Adopt a Conservation Subdivision Ordinance				✓	The PRD Zoning Code allows for this type of development, so a separate ordinance is unnecessary.	
<b>Functional Plans</b>						
Prepare county-wide Water Master Plan	✓					
Prepare county-wide Wastewater Master Plan	✓					
Prepare a county-wide Solid Waste Management Plan		✓			The County has a Solid Waste Management Plan but is considering an update.	2023
Update the 2002 Recreation Master Plan		✓			This planning process is underway.	2021
Update the 2006 Greenspace Master Plan		✓			Being completed as part of the Recreational Masterplan Update.	2021
Create a Greenway Master Plan	✓					
Coordinate with CSRA RC to update the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS)	✓					
Prepare an Economic Development Strategy for the county	✓					
Update the 2004 Columbia County Long Range Transportation Plan	✓				Columbia County is now utilizing the ARTS Metropolitan Transportation Plan to meet this goal.	2020
<b>Small Area/Master Plans</b>						
Prepare a new master plan for Evans Town Center	✓				Plan is complete and adoption is pending.	
Participate in the Fort Gordon Joint Land Use Study update	✓					
Prepare a master plan for the Gateway Activity Center			✓		Moved to 2022 due to budget and staffing.	2022
Prepare a master plan for the Appling-Harlem Employment Center				✓	No longer a priority and is being addressed by White Oak Business park.	
Update the Central Martinez Area Study		✓			This planning process is underway.	2021

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

Action/Implementation Strategy	Completed	Underway	Postponed	Not Accomplished	Explanation	Completion Date
<b>Small Area/Master Plans (cont.)</b>						
Prepare focused studies for existing major corridors to address access management, inter-parcel connectivity and land use/transportation relationships			✓		This is ongoing and is handled as a policy in the new Workplan.	
<b>Process/Program</b>						
Evaluate new tools for conserving land and promote existing methods already in place.		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Evaluate the potential for corridor-based Community Improvement Districts (CIDs)				✓	A Tax Allocation District is currently under consideration for Martinez Area.	
Develop a county-wide Gateways and Wayfinding Program	✓					
Implement the Gateways and Wayfinding Program		✓			This project is underway. Signage has been designed and ordered and will be installed in the next five years.	Ongoing
Prioritize sidewalk / bicycle facility projects in 2012 Bicycle/Pedestrian Plan		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Consult with the Historic Preservation Division of the Georgia DNR to identify available technical/ financial resources		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Coordinate with organizations such as the non-profit PATH Foundation (or similar entity) to fund and implement the expansion of a comprehensive trail network		✓			The Euchee Creek Greenway has been funded via TIA and is under construction.	Ongoing
Maintain residential uses as the primary land use along major roadways in Neighborhood Areas				✓	No longer a priority due to code changed making it unnecessary.	Ongoing
Notify Fort Gordon of zoning proposals within 3,000 feet of the base per state Zoning Procedures Law		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Invite Grovetown and Harlem planners to provide comment during the review process for county rezoning and development proposals in the vicinity of the cities' boundaries		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing

# COMPREHENSIVE PLAN: VISION 2035

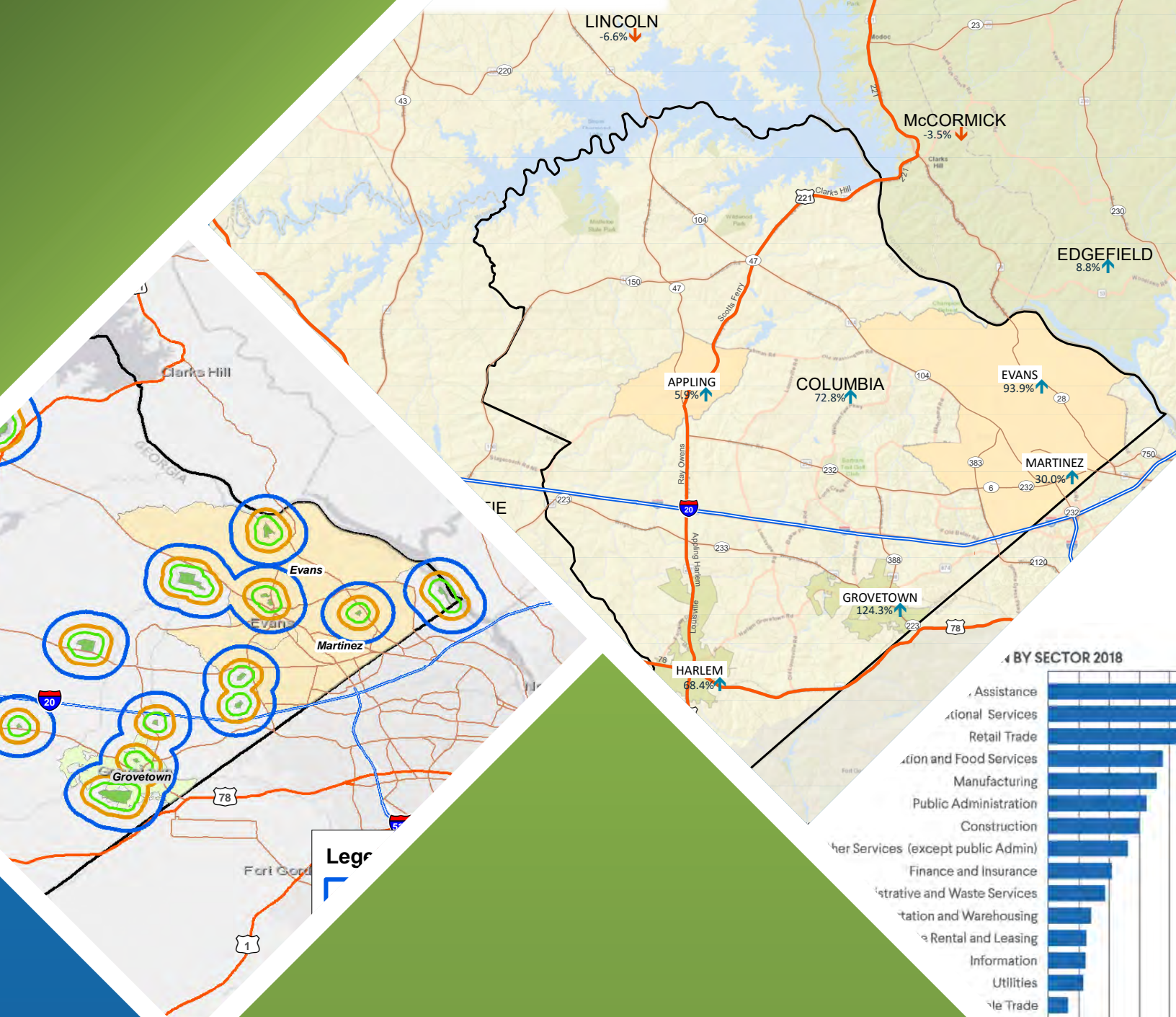
Columbia County, Georgia

Action/Implementation Strategy	Completed	Underway	Postponed	Not Accomplished	Explanation	Completion Date
<b>Process/Program</b>						
Coordinate with the Columbia County School Board to plan for appropriate development with respect to school siting decisions		✓			This is still a priority and ongoing.	Ongoing
Coordinate with the U.S. Army Corps of Engineers (USACE) to ensure development proposals conform with the J. Strom Thurmond Project Shoreline Management Plan; also, coordinate with USACE to educate the public about allowable shoreline development activity		✓			This will be split into an action item for the education program and an ongoing activity in the next five-year plan.	Ongoing
Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Area Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
<b>Inventory/Assessment</b>						
Monitor impaired streams in accordance with Savannah- Upper Ogeechee Regional Water Plan (2011) recommendations		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Monitor the effectiveness of open space and tree protection standards, and identify potential zoning amendments, as necessary				✓	This is a policy statement and not an action item. Not appropriate for the Work Plan.	Ongoing
Conduct performance evaluations of on-site sewage management systems, beginning with the Lake Area		✓			This is a Board of Health responsibility. The County will support this activity in the next five year plan.	Ongoing
Commission a new historic resource survey	✓					
Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places.		✓			This was completed but needs to be updated every five years.	Ongoing
<b>Infrastructure Projects</b>						
Implement stormwater management projects identified by Engineering Dept.		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Incorporate bicycle/pedestrian projects in future road widenings, where feasible		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

Action/Implementation Strategy	Completed	Underway	Postponed	Not Accomplished	Explanation	Completion Date
<b>Infrastructure Projects (cont.)</b>						
Implement SPLOST projects to maintain and/or improve public facilities and services, including public safety (fire and sheriff), stormwater, recreation, library services and roads		✓			This policy is broken down into specific action items in the next five year plan.	Ongoing
Identify 'quality of life' and public safety CIP projects needed to expand cultural and civic facilities/ services and to maintain a high standard of emergency response		✓			This policy is broken down into specific action items and a policy in the next five year plan.	Ongoing
Expand the Euchee Creek Greenway		✓			Phase I is complete. Expansion is ongoing.	2030
Identify and implement Wildwood Park site enhancements/revenue generators	✓					
Prioritize SPLOST funds to provide parks in underserved areas	✓					
Identify opportunities to incorporate streetscape enhancements with bike/ped project implementation		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Implement sidewalk / bicycle facility projects from 2012 Bicycle/Pedestrian Plan		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Coordinate the installation of public infrastructure with the Future Development Map		✓			This is an ongoing activity and not a specific action, so it will be moved to the policy section in the next five-year plan.	Ongoing
Washington Rd. (2 to 4 lanes, Gibbs Rd.to Wm. Few Pkwy)	✓					
Fury's Ferry Rd. (2 to 4 lanes, River Watch Pkwy to Evans to Locks Rd.)	✓					2026
Old Petersburg Rd. and Old Evans Rd. (2 to 4 lanes and 0 to 4 lanes from River Watch Pkwy to Washington Rd.; includes realignment)	✓					
Flowing Wells Rd. (2 to 4 lanes, Wheeler Rd. to Washington Rd.)		✓				2023
Owens/Cox/Gibbs Rd. (Washington Rd. to Washington Rd.)	✓					
Hereford Farm Rd. (Belair Rd. to Gibbs Rd.)		✓				2026
I-20/Lewiston Rd. (Columbia Rd. to Grovetown)		✓				2025



# B

## APPENDIX

# APPENDIX B: COMMUNITY DATA ASSESSMENT

## COLUMBIA COUNTY TODAY

Columbia County Today is an overview of existing conditions and trends for the county and its community. It is the first of a four-part approach to complete the Columbia County Vision 2035 Plan five-year update. Columbia County Today is intended as an update to the Community Assessment in the 2016 plan. This report draws upon data sources such as the US Census, American Community Survey, and other recent state data; it does not include results of public input or stakeholder's interviews. These findings will be included in subsequent reports. This report is intended to initiate conversations about the future and help to identify topics as part of the planning process.

## COLUMBIA COUNTY VISION 2035

In the winter of 2020, Columbia County began the process of developing a five-year update to the Vision 2035 Comprehensive Plan, adopted in 2016. The process will join community vision with strategic recommendations to create a step by step plan of action for the county to use in achieving its goals. When completed, the plan will be a living document forged by the community. The diagram below illustrates this planning process and this Community Analysis represents a portion of the Data Gathering Phase.

## PLAN PROCESS



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EMPLOYMENT  
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### **INITIAL OPPORTUNITIES AND CHALLENGES SUMMARY** pg. 17



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## 1. PEOPLE

Columbia County is growing at a faster rate than any other county in the surrounding seven-county region. The percentage of the older population is increasing, while household trends are changing. The county’s health ranking is sixth from the top out of the 159 counties in Georgia.

### POPULATION

**Columbia County’s population is increasing.** In 2000, Columbia County’s population was 89,288, and since then, its total population has increased. The 2018 census estimate projected the population to be 154,291 residents.

**The seven-county region’s population is increasing.** Columbia County’s population is increasing at a much faster rate than all other regional counties. Between 2000 and 2018, Columbia County’s population had a projected increase of close to 73%. Five of the seven counties have increased during this same period, with the exception of Lincoln and McCormick Counties.

**Columbia County is projected to more than double its population by 2050.** Columbia County is projected to have the highest long term population increase among the four counties in the Metropolitan Planning Organization that include Columbia, Richmond, Aiken, and Edgefield Counties. Columbia County is projected to increase close to 195% between 2000 and 2050.

**Individual areas within Columbia County are growing in population.** Defined areas in the county such as Appling, Evans, Grovetown, Harlem, and Martinez are all growing, with Grovetown’s population growing at the fastest rate of 124% between 2000 and 2018. Undefined areas in the county are growing the fastest in population among all others at 163%.

#### COUNTY POPULATION

**+72.8%**

Between 2000 and 2018 the population of Columbia County rose by 65,003 residents.

#### LONG TERM COUNTY POPULATION

**+194.6%**

Between 2000 and 2050 the population of Columbia County will rise by 173,717 residents.

FIGURE 1.1 COUNTY POPULATIONS 2000-2018

	2000	2018	Percent Change	
Columbia County	89,288	154,291	72.8%	↑
Lincoln County	8,348	7,799	-6.6%	↓
McDuffie County	21,231	21,498	1.3%	↑
Richmond County	199,775	201,554	0.9%	↑
Aiken County	142,552	169,401	18.8%	↑
Edgefield County	24,595	26,769	8.8%	↑
McCormick County	9,958	9,606	-3.5%	↓

Source: U.S. Census, American Communities Survey

FIGURE 1.2 COUNTY POPULATIONS PROJECTIONS 2000-2050

	2000	2050	Percent Change	
Columbia County	89,288	263,005	194.6%	↑
Richmond County	199,775	205,836	3.0%	↑
Aiken County	142,552	197,142	38.3%	↑
Edgefield County	24,595	34,669	41.0%	↑

Source: U.S. Census, American Communities Survey

FIGURE 1.3 AREA POPULATIONS 2000-2018

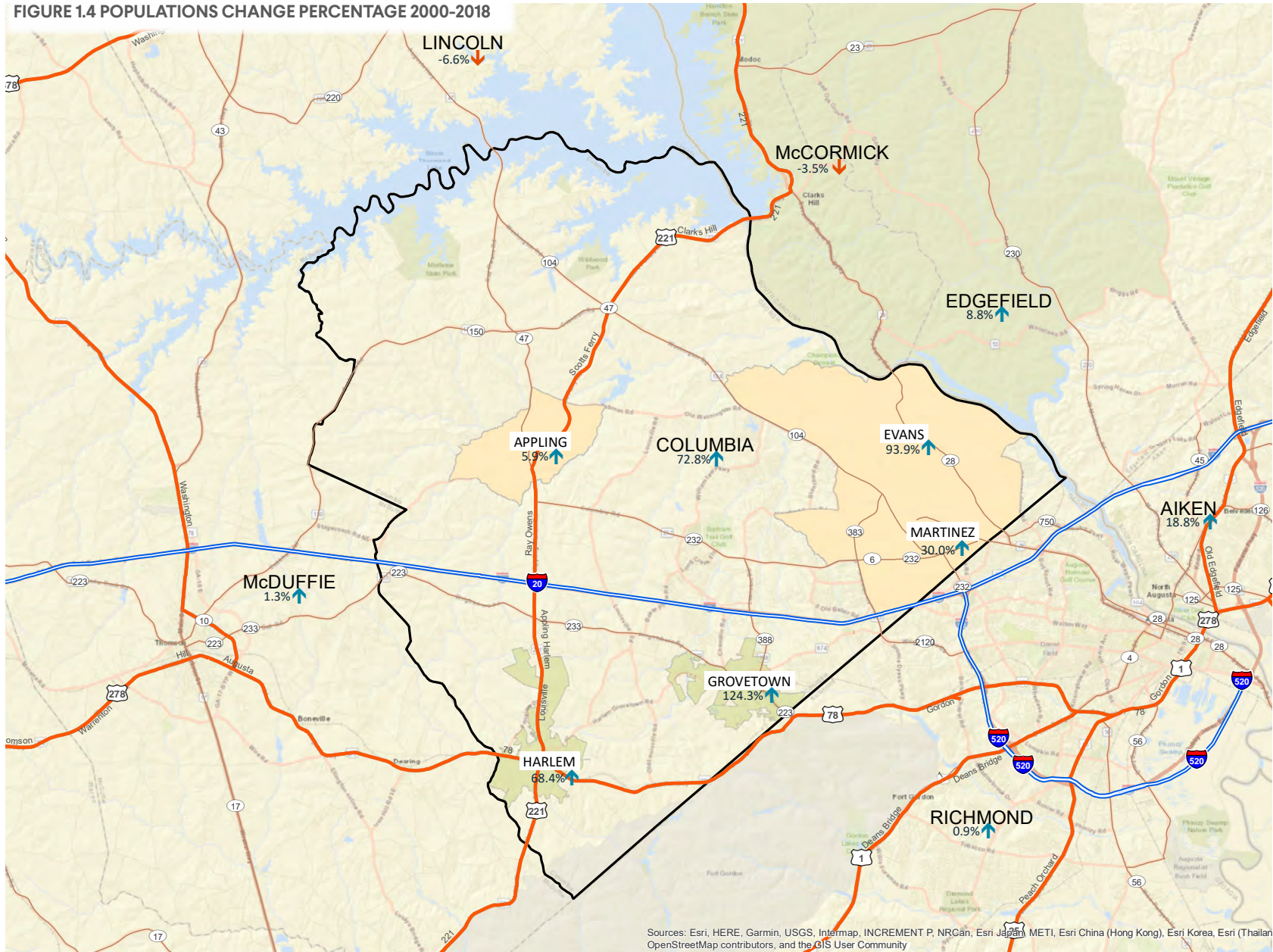
	2000	2018	Percent Change	
Appling	17,419	18,454	5.9%	↑
Evans	17,727	34,379	93.9%	↑
Grovetown	6,089	13,658	124.3%	↑
Harlem	1,814	3,054	68.4%	↑
Martinez	27,749	36,068	30.0%	↑
Undefined County	18,490	48,678	163.3%	↑

Source: U.S. Census, American Communities Survey

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

FIGURE 1.4 POPULATIONS CHANGE PERCENTAGE 2000-2018



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## AGE

**The older adult population is growing at a faster rate.** The older adult population of Columbia County has increased by close to 4 percent between 2010 and 2018, although the State percentage was similar to the county percentage in the 2018 estimates. At 36.2, the county's median age is similar to the state as a whole. Over the period of 2010 to 2018 the median age increased by only 0.8 years from 35.4.

**The adult population (ages 45 to 65) is decreasing at the fastest rate.** This age group declined by 3 percent between 2010 and 2018. It is unclear if this age group has moved out of the county at a large rate or if a large portion of this age group has aged out of this age group between 2010 and 2018.

**The fastest-growing age segment during this period was those over the age of 45.** During this period, this older share of residents increased from 23 to 28 percent of the population, while the age segment below 45 years of age shrunk as a whole.

**The 5 to 17 population is most likely to live in poverty.** In 2018, 14.5 percent of the school-age population in the county lived in a household earning less than the poverty threshold, although this is lower than the State level.

### MEDIAN AGE

**36.2**

The median age rose from 2010 by .8 years from 35.4.

### 5 TO 17 POVERTY RATE

**14.5%**

The highest poverty rate by age group is ages 5 to 17 with about 4,263 affected.

### RESIDENTS 65 AND OVER

**+3.9%**

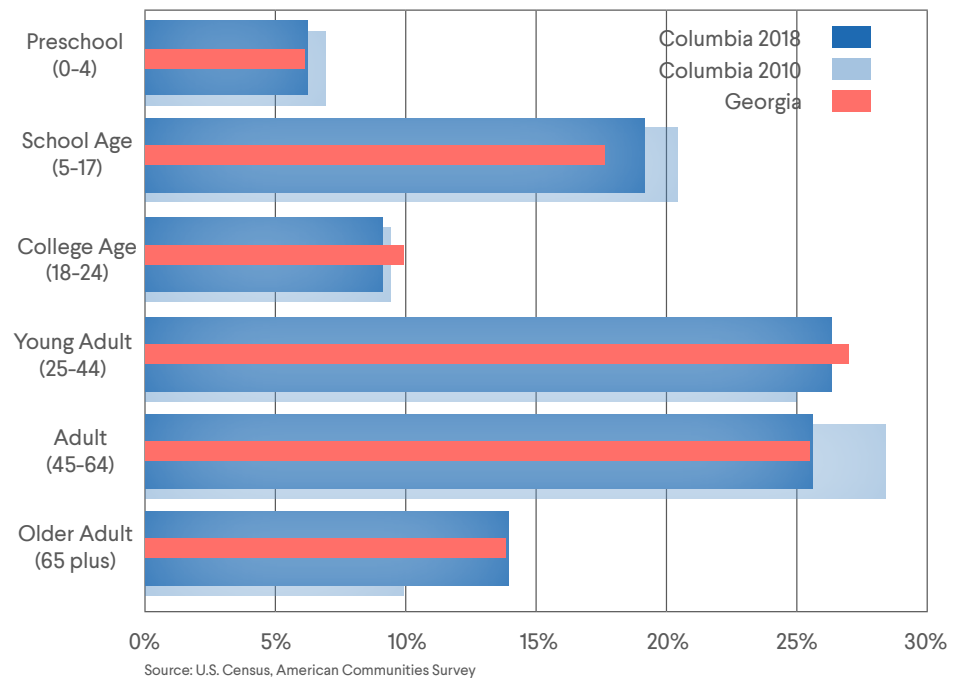
Between 2010 and 2018 the population 65 and older increased by 3.9 percent.

### AGES 45 TO 64

**-3.0%**

Between 2010 and 2018 the population of residents between the ages 45 and 64 decreased by 3 percent.

FIGURE 1.5 AGE GROUPS, COUNTY AND STATE 2010-2018



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## DIVERSITY

**The white population is growing.** Between 2010 and 2018, the white population grew by over 16,000, which was the highest single demographic population increase. Although the white population had the highest single demographic increase in population during this time, its overall percentage of the population decreased due to growth in other race and ethnicity groups.

**The Black or African American population is growing at a faster rate than that of the overall, white and Asian populations.** Between 2010 and 2018, the Black/African American Population increased by over 7,000 residents or by 36%. Over this same period, total population increased by 24%, the white population increased by 17%, and the Asian population increased by 30%.

**Columbia County is steadily becoming more diverse.** Between 2010 and 2018, non-white residents grew from 27,967 to 41,370 or from 22.4% of the population to 26.8% of the population.

**CHANGE IN AFRICAN-AMERICAN POPULATION**  
**+7,001**

Between 2010 and 2018, the African American population increased by 36%.

**CHANGE IN THE WHITE POPULATION**  
**+16,335**

Between 2010 and 2018, the White population increased by 17%.

**FIGURE 1.6 DIVERSITY IN COLUMBIA COUNTY 2010-2018**

	2010	2018	Percent Change	
Total Population	124,815	154,291	24%	↑
Black or African American	19,415	26,416	36%	↑
White	96,586	112,921	17%	↑
Asian	5,488	7,116	30%	↑
Other (other races, two or more races)	3,064	7,838	156%	↑

Source: U.S. Census, American Communities Survey

## HOUSEHOLDS

**The number of households is increasing.** The number of households in the county has increased by 7 percent.

**Households with children under the age of 18 are decreasing.** The percentage of households with children decreased by 5.9 percent between 2010 and 2018.

**Non-Family households are growing the fastest rate.** Non family households increased by 10.1 percent between 2010 and 2018.

**Single person households are increasing.** Single person households increased by 26.9 percent.

**CHANGE IN HOUSEHOLDS WITH CHILDREN**  
**-1,071**

Between 2010 and 2018, the percentage of households with children under the age of 18 fell by 5.9 percent.

**CHANGE IN NON FAMILY HOUSEHOLDS**  
**+1,119**

Between 2010 and 2018, the percentage of non family households increased by 10.1 percent.

**FIGURE 1.7 CHANGES IN HOUSEHOLD TYPES 2010-2018**

	2010	2018	Percent Change	
Total Households	44,075	47,167	7.0%	↑
Family Households	33,032	35,005	6.0%	↑
With Children Under-18	18,005	16,934	-5.9%	↓
Non-Family Households	11,043	12,162	10.1%	↑
Single Person Households	8,770	11,131	26.9%	↑

Source: U.S. Census, American Communities Survey

## COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

# HEALTH AND WELLNESS

Among Georgia Counties, Columbia ranks 6 of 159 in overall health factors in 2018 according to a nationwide analysis by the Robert Wood Johnson Foundation. Based on the study, Columbia has lower levels of adult smoking, mental illness, and physical inactivity than the state average. The community ranks higher, however in infant mortality, adult obesity, and alcohol-impaired driving deaths. Similar to the state, top causes of mortality include heart disease and cancer, both of which have been related to obesity.

### INFANT MORTALITY

# 84

In Columbia County, there was 84 infant deaths in one year for every 1,000 live births.

### ADULTS WITH DIABETES

# 11%

In Columbia County, an estimated 12,665 adults have diabetes. This diabetes rate is the same percent as the state's.

### ADULT OBESITY

# 31%

In Columbia County, an estimated 35,694 adults are obese. This obesity rate is 1 percent higher than the state average.

### PHYSICAL INACTIVITY

# 21%

In Columbia County, 21 percent of adult residents reported no physical leisure time activity. This was lower than the state's 24 percent.

### POOR MENTAL HEALTH DAYS

# 3.3

In Columbia County, the average number of residents that reported poor mental health days over the last 30 days was 3.3. This was lower than the state's average of 3.8.

### ACCESS TO EXERCISE

# 15%

In Columbia County, an estimated 15 percent of the population do not have adequate access to exercise opportunities. This is 8% lower than the state's reporting.

### ADULT SMOKERS

# 16%

In Columbia County, 16 percent of adults are currently smokers. This percentage is 2 percent lower than the state percentage.

### FOOD INSECURITY

# 10%

In Columbia County, an estimated 10 percent of the population does not have adequate access to healthy food. This rate is 6 percent lower than the state's rate.

### ALCOHOL-IMPAIRED DRIVING DEATHS

# 25%

In Columbia County, 25 percent of motor vehicle deaths involve alcohol. This percentage is 2 percent higher than the state percentage.

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## 2. PROSPERITY

Columbia County's economy is strong and expanding. The largest employment sectors in the county are healthcare and education service providers, although most of the county's residents travel outside of the county to work. Average household incomes are higher than the state's.

### EMPLOYMENT

**The number of jobs is increasing.** The total number of civilian jobs in Columbia County has increased by over 15,000 since 2010, to 70,815 jobs in 2018.

**The Health Care and Social Assistance sector increased the most.** Between 2010 and 2018, the Health Care and Social Assistance sector grew by 4,204 jobs, from 6,983 to 11,187

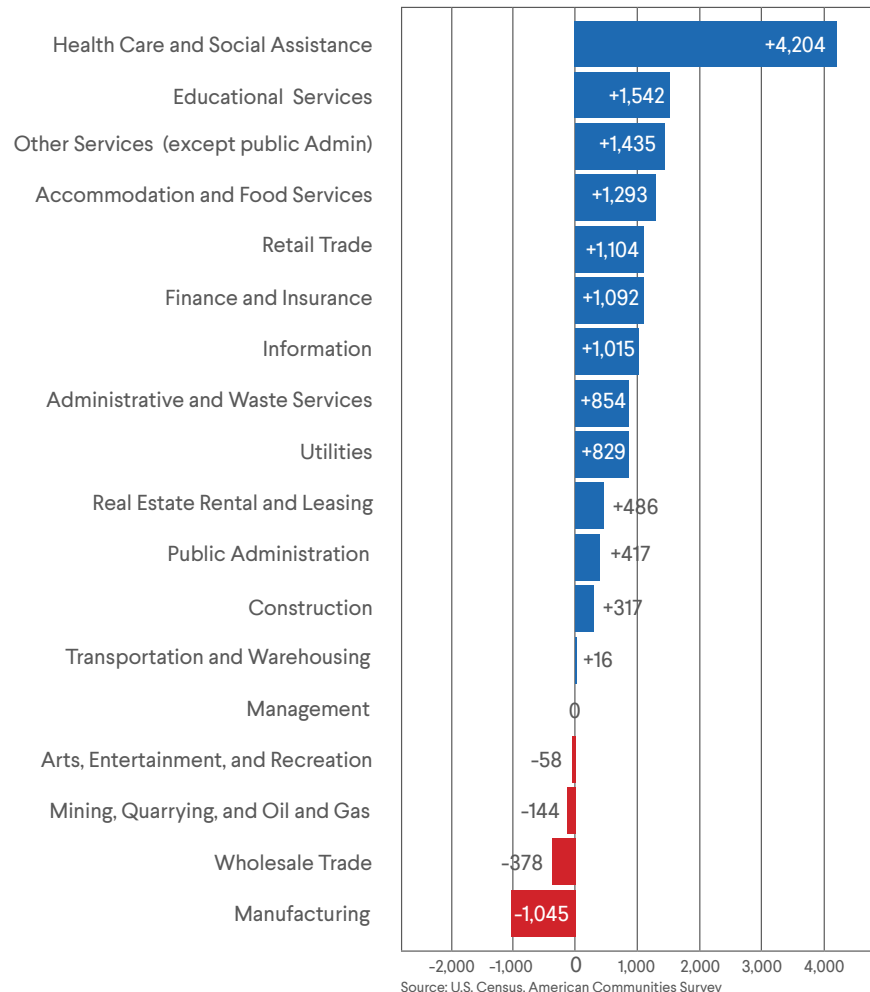
**The Educational Service sector experienced the second-highest growth.** Between 2010 and 2018, the Educational Service sector increased by 1,542 jobs, from 6,668 to 8,210.

**The Manufacturing sector has decreased the most.** Between 2010 and 2018, the Manufacturing sector decrease by 1,045 jobs, from 6,152 to 5,107.

**The Federal Civilian sector is a large employer of county residents.** In 2018, 5,487 county residents worked in the federal civilian sector.

**State and Local Government jobs are increasing in the county.** Between 2010 and 2018 the State and Local Government sector grew by 544 jobs to 5,432.

FIGURE 2.1 CHANGES IN CIVILIAN JOB SECTORS 2010-2018



Source: U.S. Census, American Communities Survey

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## OCCUPATIONS

**Health Care and Social Assistance is the top employment sector in the county.** In 2018 the Health Care and Social Assistance sector employed 15.8 percent of the non-governmental workforce.

**Educational Services and Retail Trade are the second and third largest employment sectors in the county.** In 2018 the Educational Service sector employed 11.6 percent of the non-governmental workforce, and Retail Trade employed 10 percent.

**In 2018, the median household income was \$82,024, and the most common (or mean) household income was about \$103,682.** These earnings are significantly higher than the state median and mean household income of \$58,756 and \$82,489.

## WORKFORCE

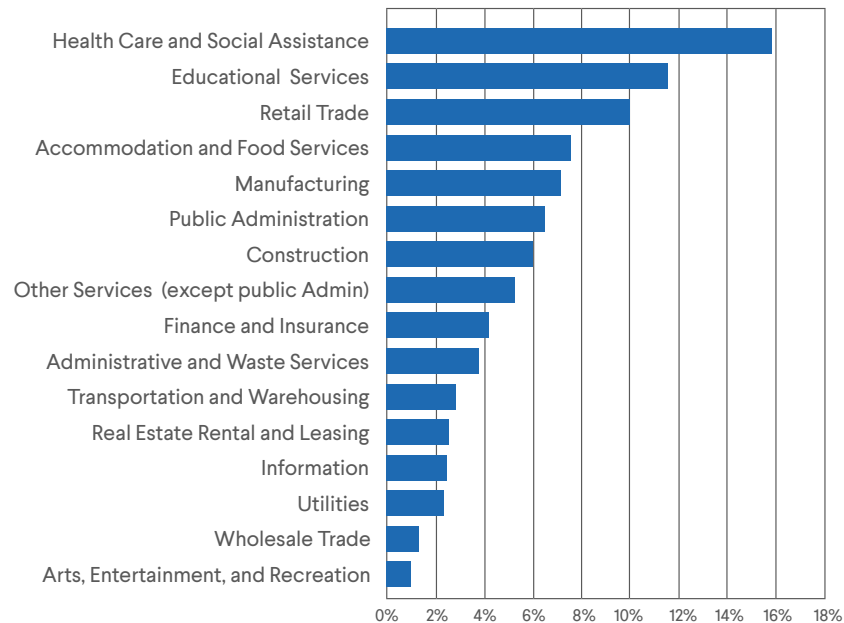
**Columbia County unemployment is trending downward but increased between 2017 and 2018.** Unemployment only measures those individuals that are a part of the labor force that are not currently employed but are actively looking for work. Retirees or discouraged job seekers are not counted. The County's unemployment rate has traditionally been lower than the state's rate, but it is currently projecting up.

**A large majority of residents commute out of the county to work.** 40,131 residents of Columbia County work outside of the county.

**Close to 20,000 workers commute from outside of the County to work in Columbia County.** 19,962 non-residents come into Columbia County to work.

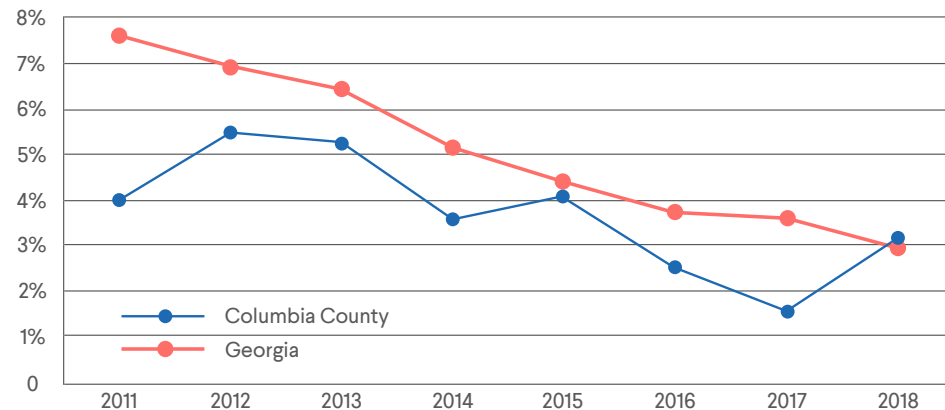
**14,048 people both live and work in Columbia County.** Of the county's workers and residents, 14,048 residents of Columbia County also work in the county.

FIGURE 2.2 OCCUPATION BY SECTOR 2018



Source: U.S. Census, American Communities Survey

FIGURE 2.3 UNEMPLOYMENT OVER TIME



Source: U.S. Census, American Communities Survey

**Due to the COVID-19 crisis, unemployment is projected to significantly increase in the near-term.** "Georgia's labor department reported that more than half a million laid-off workers had filed claims in the previous two weeks. That does not include many who were unable to access overloaded systems or postponed filing. And that was also before the flood of new applications Monday as the state began accepting claims from jobless contract, gig and self-employed workers whose income was shattered by the coronavirus shutdowns." *AJC "Georgia struggles to pay out jobless claims as labor dept overwhelmed"* By Michael E. Kanell, *The Atlanta Journal-Constitution* April 14, 2020

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## PERSONAL PROSPERITY

**Columbia County's median household income was over \$23,000 higher than the state in 2018.** The median household income in Columbia County was \$82,024 in 2018. Since 2010, the median household income has increased 31.5% from \$62,359. During this same period the states median household income increased 27% from \$46,430 in 2010 to \$58,756 in 2018.

**African American at most risk for poverty.** The Poverty rate among African Americans in Columbia County is four times higher than the poverty rate among the white population.

**Homeownership is in decline.** The share of residents that own their home decreased by 7 percent since 2010, moving from 90 to 82.9 percent in 2018. Homeownership for Georgia declined at a faster rate; during this same period, the state's homeownership dropped 23.1 percent.

**A significant share of residents are cost-burdened by housing.** More than 28 percent of home dwellers pay more than 30 percent per month of their gross income in housing costs. Any rate above 30 percent is generally considered to be unaffordable as it places inordinate pressures on other costs (healthcare, childcare, etc.).

**MEDIAN INCOME**  
**\$82,024**

The county's median household income is about \$23,000 more than the state's median household income.

**FIGURE 2.4 COUNTY POVERTY RATES 2018**

	2018	Georgia (2018)
Overall Rate	7.5%	14.3%
Under-18 Years	12.1%	20.5%
18-64 Years	5.5%	12.9%
65 Years and Over	8.3%	10.2%
Black or African American	20.4%	20.0%
White	4.9%	10.9%

Source: U.S. Census, American Communities Survey

**FIGURE 2.5 HOME OWNERSHIP 2010-2018**



Source: U.S. Census, American Communities Survey

### Poverty Rate Calculation

The poverty rate refers to the percentage of the population whose household income falls below the nationally-calculated Poverty Thresholds. If a household's total (pre-tax) income is less than the corresponding threshold, all members of that family are considered to be in poverty. Thresholds are determined according to family size: for example, the threshold income for a family of four (with two children) is \$24,008. The threshold for a single person under the age of 65 is \$12,071. (Source: US Census)



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## EDUCATION

**Increase in the number of adults with a Bachelor's, Graduate and Professional Degrees.** Within the over-25 population there was about a 2 percent increase in the share of adults with a Bachelor's, Graduate and Professional Degrees between 2010 and 2018. In 2018, the share of adults with Bachelor's, Graduate and Professional Degrees in the county is slightly higher than the state average.

In 2018, the Columbia County public school system was the fifteenth largest school system in the state with a population of students of 27,520. The school system rated an 84.3 percent College and Career Ready Performance Index in 2018 while the state performed a 76.6 percent. The district's overall performance was higher than 94 percent of other districts in the state.

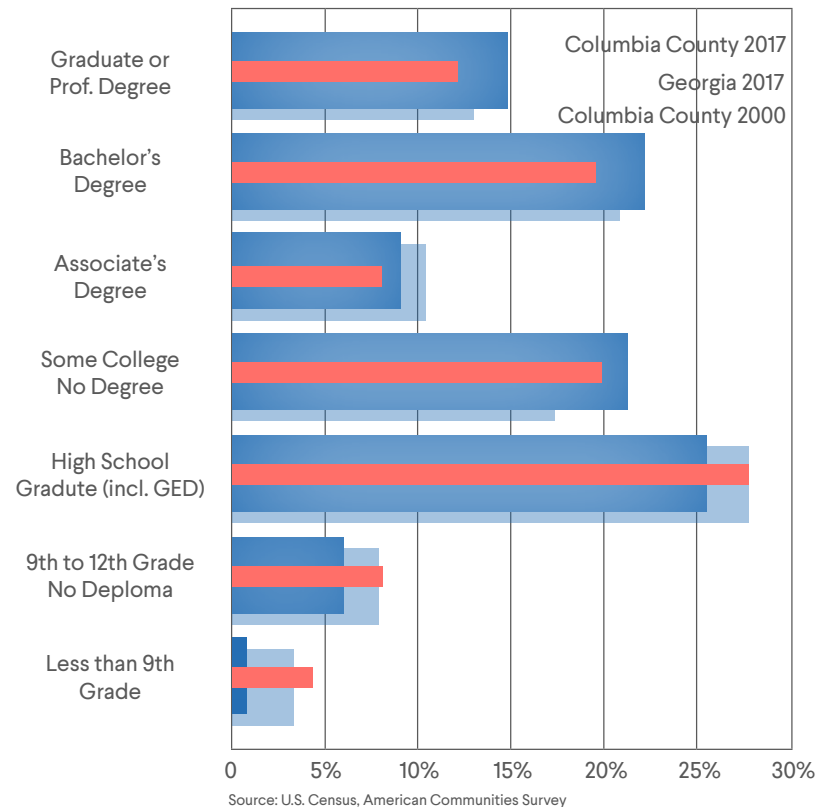
**There is not a strong higher education presence in the county.** Columbia County is home to several satellite community and technical college campuses, but the majority of higher education needs in the county are served outside the community.

### College and Career Readiness

# 84.3%

In 2018 the school system rated higher than the state's College and Career Ready Performance Index.

**FIGURE 2.8 EDUCATION ATTAINMENT, COUNTY AND STATE 2018**



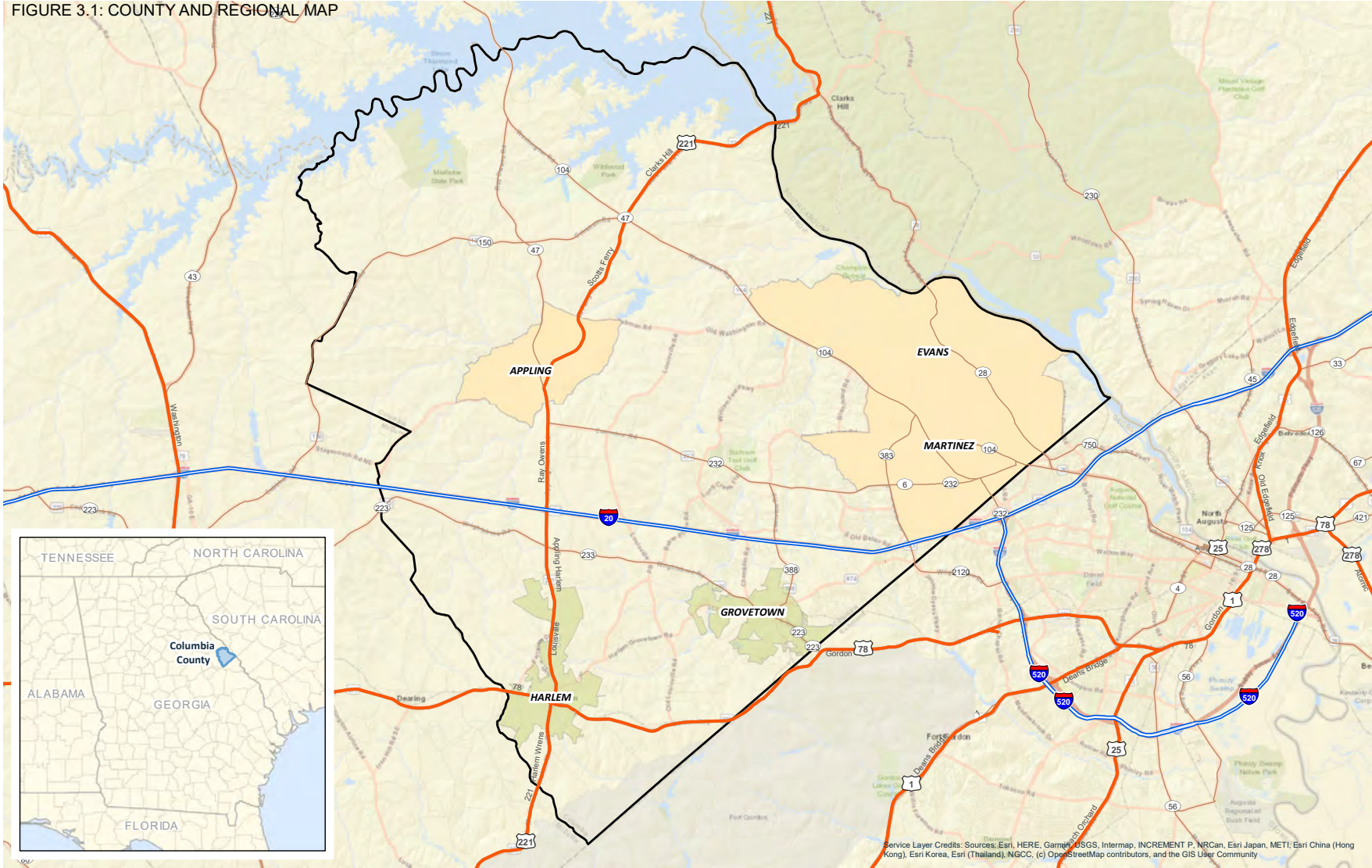
# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## 3. PLACE

Columbia County is a rapidly growing suburb of Augusta. At about 300 square miles, the community includes a variety of built and natural environments. The county's rural land is rapidly being developed as residential neighborhoods.

FIGURE 3.1: COUNTY AND REGIONAL MAP



# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## HOUSING

**Significant growth in overall number of housing units.** Between 2010 and 2018, 9,864 new housing units were added to the overall housing stock in the county, a growth of 20.2 percent. This was a faster rate than the state where there was a 14.3 percent growth.

**Single-family the dominate housing stock, with 81.8 percent of the county's housing stock, single-family detached housing accounted for 48,038 units in 2018.** Single-family attached (townhomes) account for 7.6 percent of the housing stock. Multi-family housing, including attached two-unit to 20+ unit buildings accounts for only 5.6 percent. There is a smaller percentage of mobile housing in the county, 4.9 percent, which is lower than the state's 8.7 percent.

### TOTAL HOUSING UNITS

# +9,864

The number of total housing units increased by 9,864 between 2010 and 2018.

### SINGLE FAMILY DETACHED HOUSING UNITS

# 81.8%

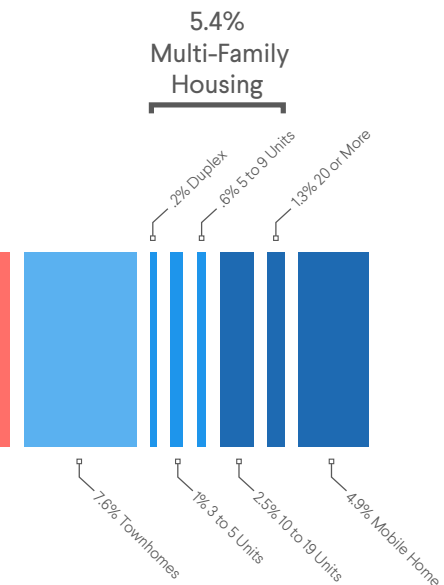
Single family detached housing units make up more than 81% of the total housing stock in the county.

**FIGURE 3.2 HOUSING TYPES 2018**

Many communities like Columbia County are struggling to maintain the viability and affordability of their existing housing stock.

## 81.8% Single Family Detached

In order to enable home ownership and maintain affordability, some cities see a value in developing the "missing middle" type of housing or duplexes, quads, and patio homes. These units were popular with post-war GI's but fell out of favor for larger, detached single family, and tracthousing in the 60's and 70's. As the graph indicates, the county has very little of middle type housing.



Source: U.S. Census, American Communities Survey

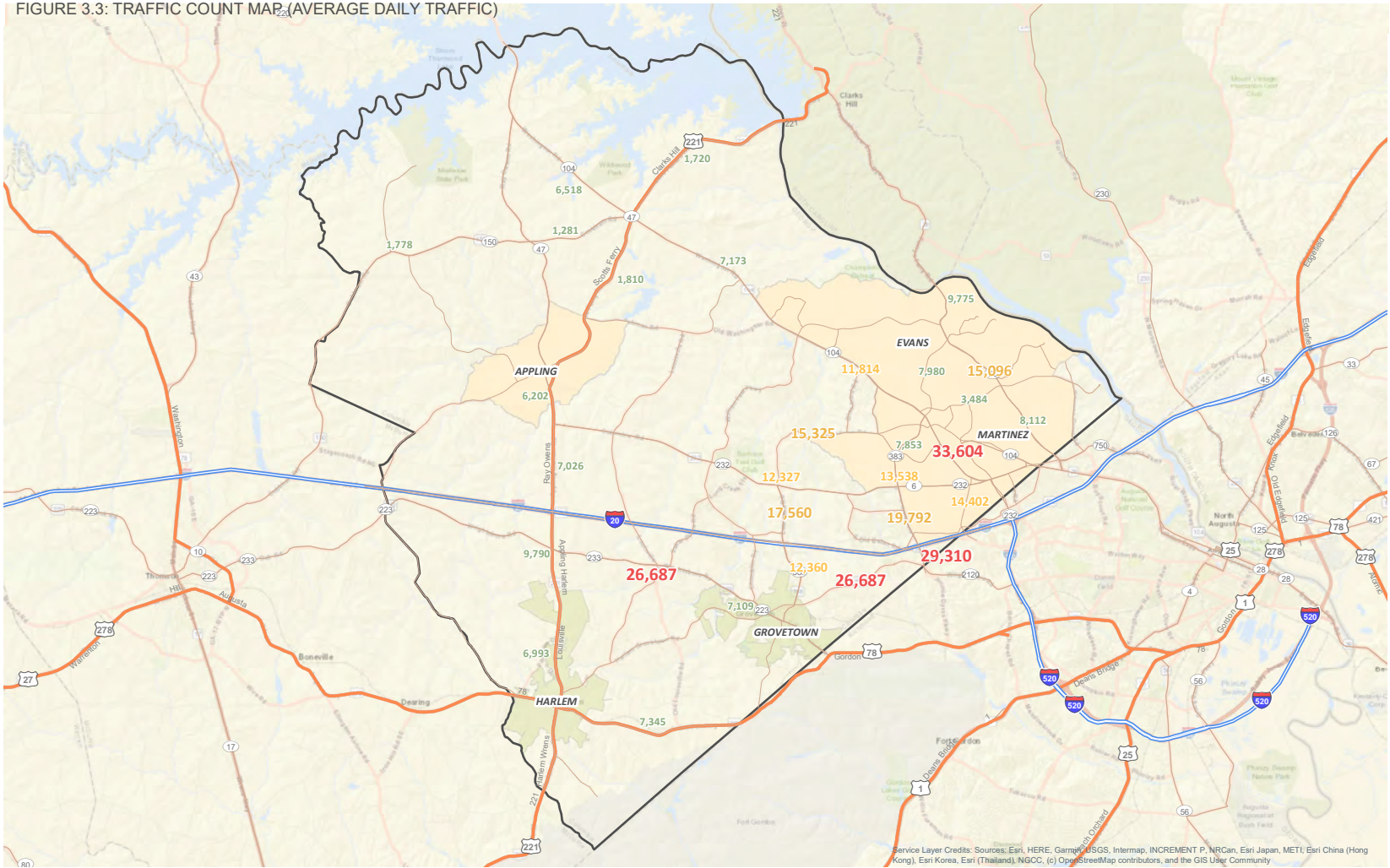
# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## MOBILITY & TRANSPORTATION

The 2050 Augusta Regional Transportation Study (ARTS) (2020), and the Arts Bicycle & Pedestrian Plan (2012) evaluate local conditions and are substituted for documentation in this Community Analysis.

Several roads in east Columbia County have a high level of average daily traffic (ADT). Washington Road near River Watch Parkway has a ADT of over 33,000. Jimmie Dyess Parkway near Interstate 20 has a ADT of over 23,000. Wrightsboro Road, both east and west of Grovetown has a ADT of over 26,000.



## COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

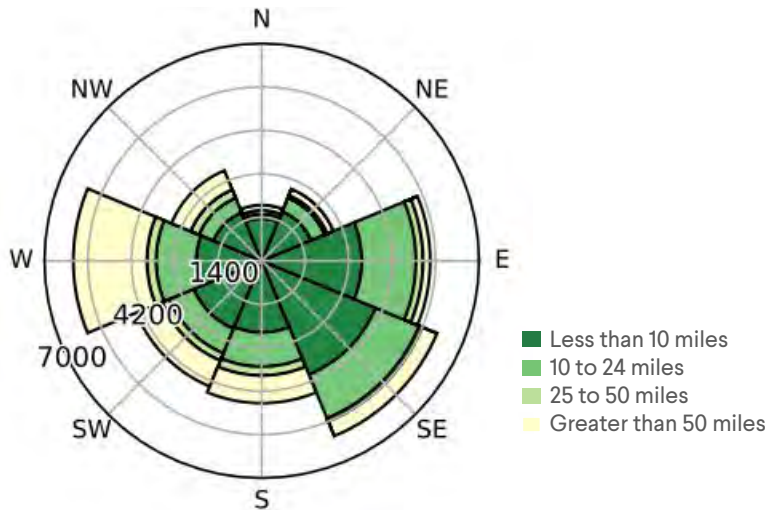
**Most county residents drive out of the county to work (about 40,000).** Almost 20,000 people from other counties drive into Columbia County to work. About 14,000 Columbia County residents drive to their jobs within the County.

**The majority of county residents drive less than 10 miles to work.** 55.2 percent of County residents drive less than 10 miles to work. The majority of these residents are commuting to Richmond County.

**The second largest largest group of residents drive 10-24 mile commutes to work.** 7,629 or 22.4 percent of working residents in the county drive 10-24 miles between work and home.

**5,951 county residents commute over 50 miles between work and home.** 17.5 percent of county resident commuters drive greater than 50 miles to work and home.

FIGURE 3.4 DRIVE TIME AND DIRECTION 2017



source: U.S. Census, On The Map

### COUNTY OUTFLOW

# 40,131

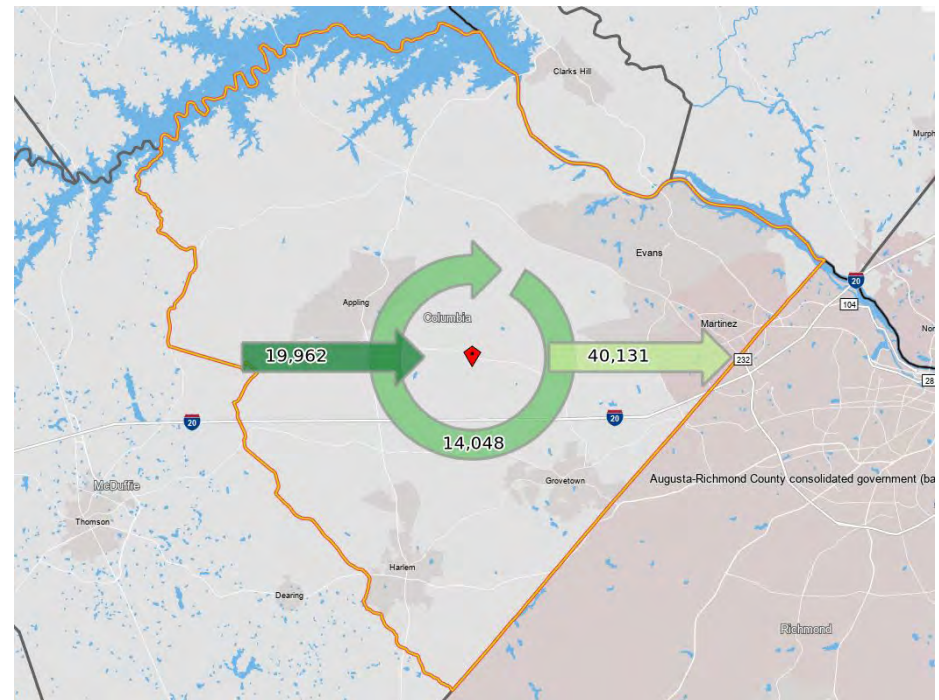
Most residents commuting to work drive out of Columbia County and back in their daily commutes.

### 50 MILES OR GREATER

# 17.5%

Close to 6,000 resident commuters drive more than 50 miles to and from work everyday.

FIGURE 3.5 COUNTY INFLOW/OUTFLOW 2017

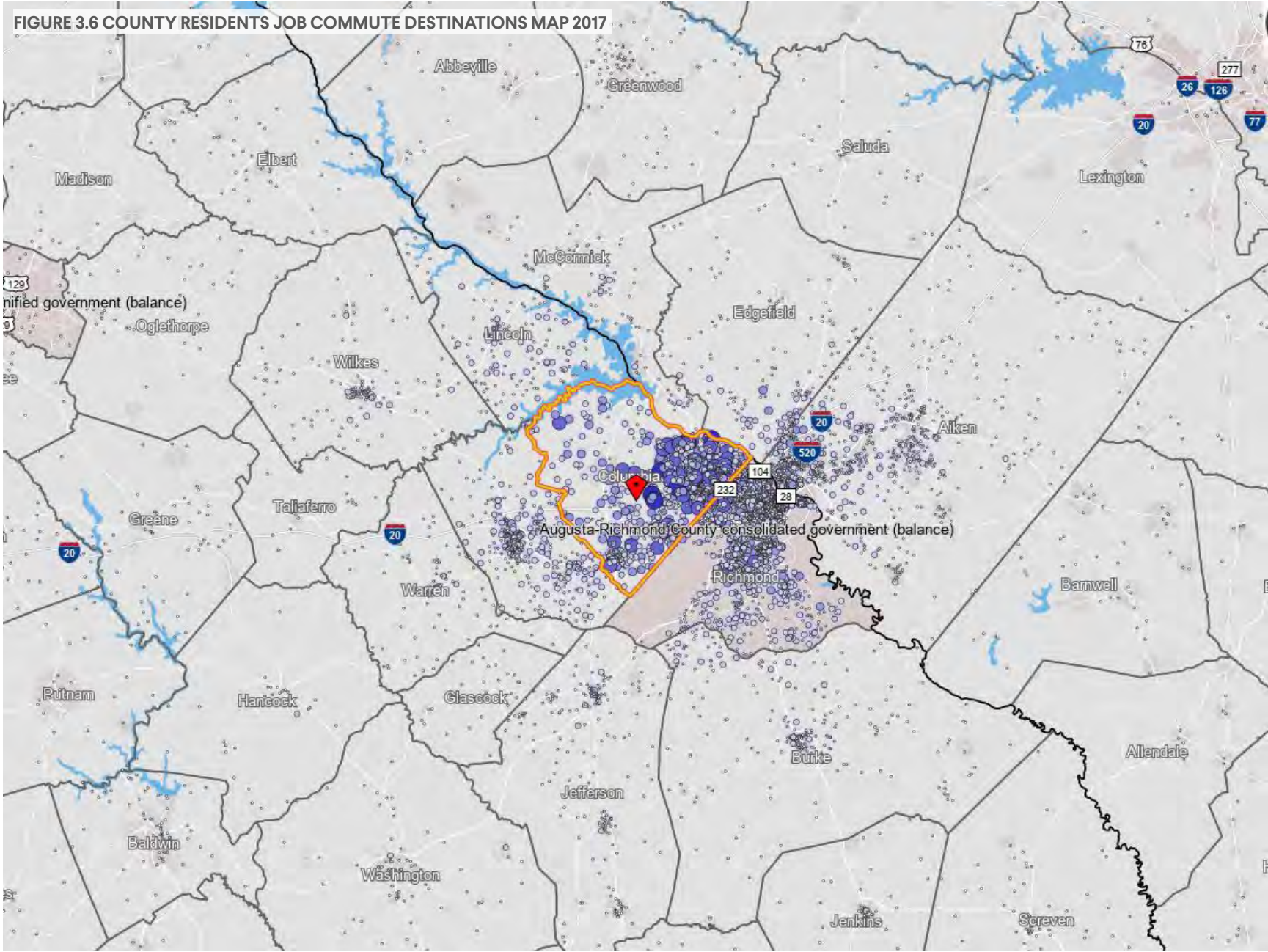


Source: U.S. Census, On The Map

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

FIGURE 3.6 COUNTY RESIDENTS JOB COMMUTE DESTINATIONS MAP 2017



Source: U.S. Census, On The Map

Source: U.S. Census, On The Map

# COMPREHENSIVE PLAN: VISION 2035

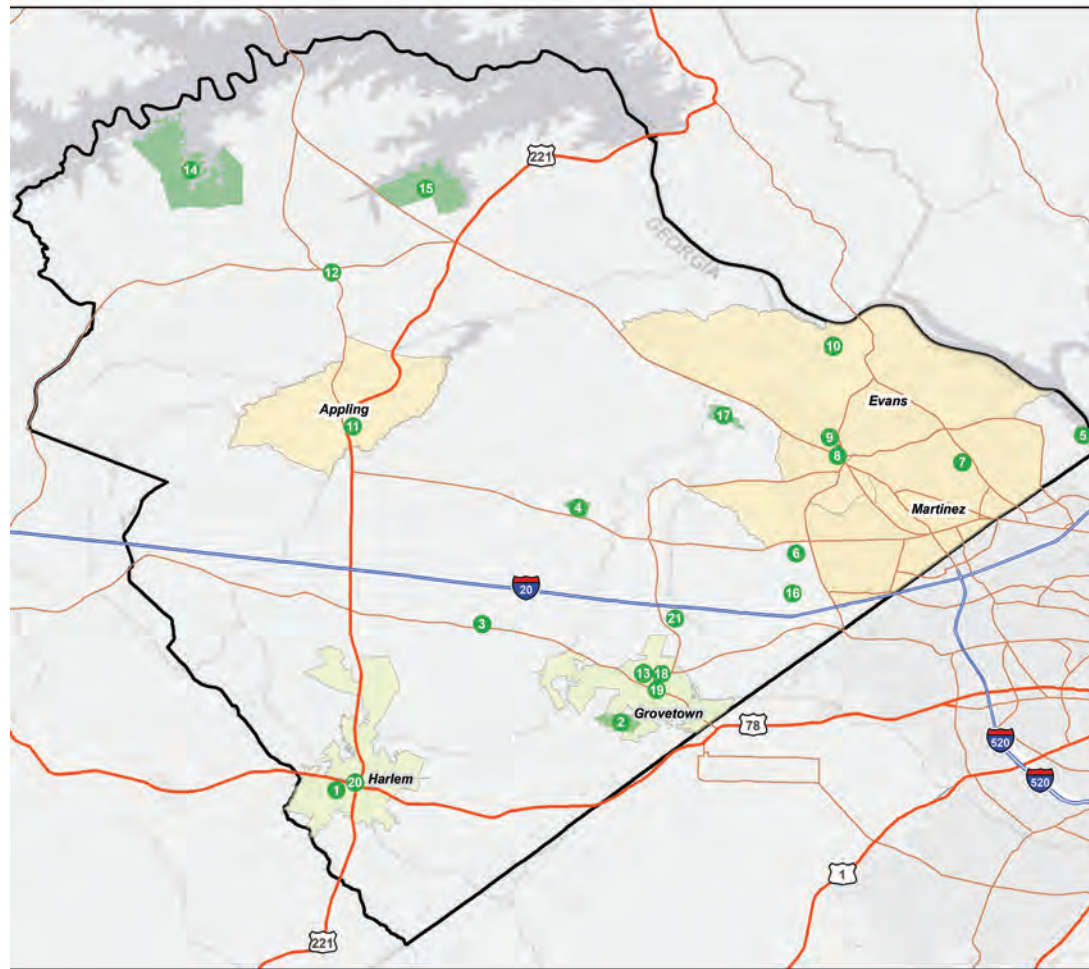
Columbia County, Georgia

## PARKS AND RECREATION

There are twenty public parks in Columbia County. These parks range in size and level of service. Some are neighborhood parks that only serve the residents that live in close proximity, and others are regional parks that serve the whole county and beyond. Some areas of the County do not have reasonably close access to a local park or recreational facility.



FIGURE 3.7 COUNTY PARKS INVENTORY

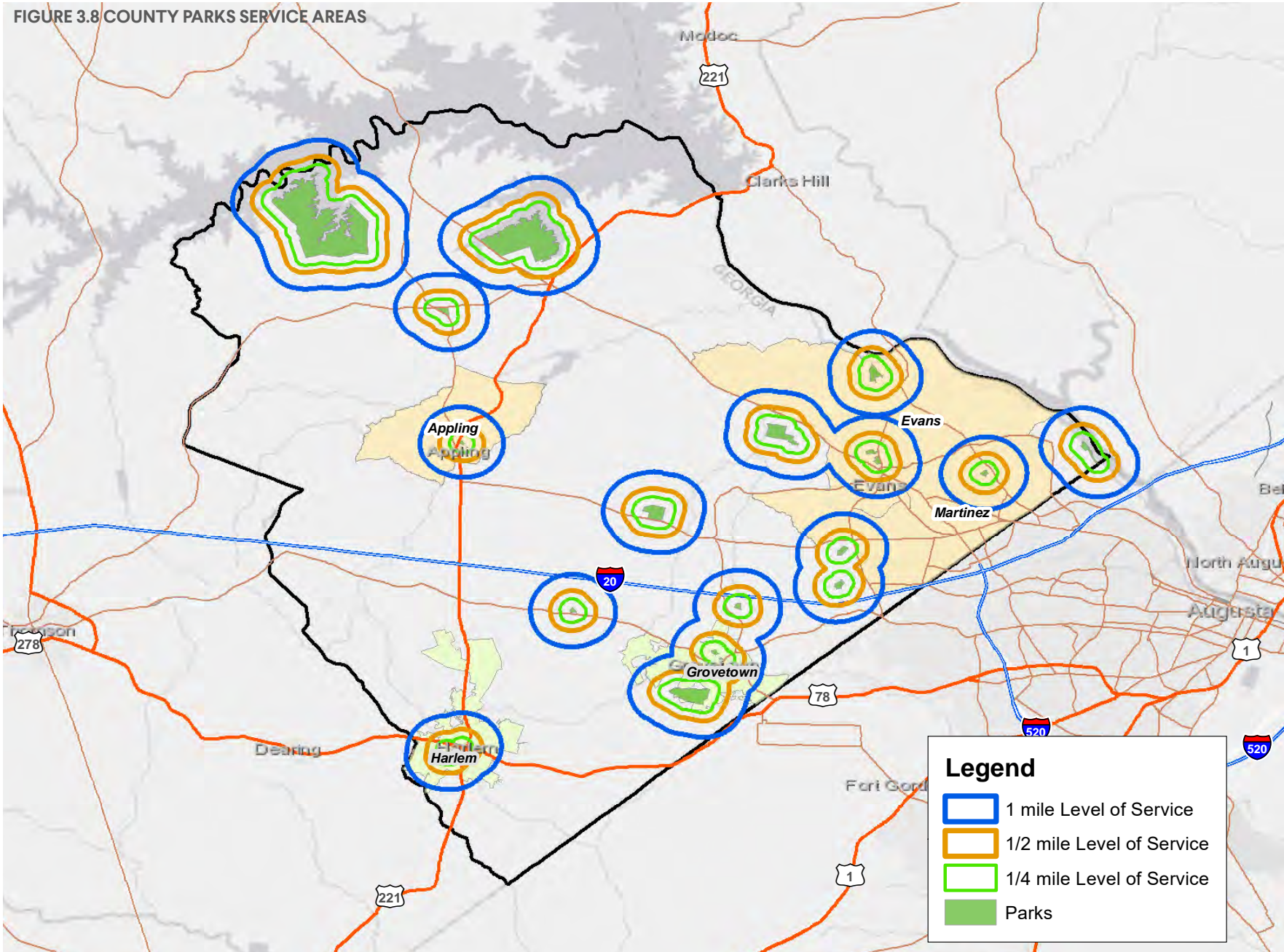


Map ID	Name
1	Harlem City Park
2	Grovetown Liberty Park
3	Euchee Creek Community Center
4	Patriots Park
5	Savannah Rapids Pavilion & Park
6	Blanchard Park
7	Reed Creek Interpretive Park
8	Evans Town Center Park
9	Memorial Gardens
10	Riverside Park
11	Appling Park
12	Eubank Blanchard Community Center
13	Goodale Park
14	Mistletoe State Park
15	Wildwood Park
16	Little League Park
17	Blanchard Woods Park
18	Kiddie Park
19	Memorial Park
20	Glenn Phillips Memorial Park
21	Gateway Park

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

FIGURE 3.8 COUNTY PARKS SERVICE AREAS





# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

## BROADBAND

C3BU owns and operates a fiber network that consists of a point-of-presence facility, seven communication tower facilities and over 300 route miles of underground fiber optic network. We provide broadband access to the Libraries, Emergency Services, Educational institutions and numerous Columbia County Departments. As a middle mile provider we supply the fiber to business and residential providers of the community. We provision Dedicated Internet Access (DIA) products ensure secure, scalable, high-speed internet connectivity for carriers and resellers alike. With adaptive fiber optic solutions over both protected and unprotected network configurations at speeds ranging from 10Mbps to 10Gbps, we can scale services to suit current and future networking strategies. Future plans include extending our fiber to serve the rural communities and expanding our network speeds to 100Gbps.

The Federal Communications Commission (FCC) sets the definition of broadband as download speeds of at least 25 Megabytes Per Second (Mbps) and upload speeds of at least 3 Mbps. Columbia County has 1 or more providers providing this speed to the entirety of the County, which is in line with the state of Georgia and slightly higher than the nationwide average. When speeds are increased to 100/10, Columbia County has 1 or more providers offering this speed to 98.39% of its residents which is nearly 8 percentage points higher than the state or national average. The Providers in Columbia County are:

- West Carolina Rural Telephone Cooperative, Inc.
- Comcast (Xfinity)
- AT&T
- Segra
- Uniti
- Planters\*
- Georgia Business Network\*
- ATG\*
- The Gentry Group LLC

\*Business providers do not have a coverage or fiber maps on file with the FCC as of June, 2019

C3BU and other providers have faster internet speeds than 25/3 Mbps download and upload speed. We are continuing to work to bring greater speeds to the county.

**FIGURE 3.9 NUMBER OF RESIDENTIAL BROADBAND PROVIDERS BY SPEED**

Speed (Mbps Downstream/Upstream)	No Providers	1 or More Providers	2 or More Providers	3 or More Providers
<b>Columbia County</b>				
25/3	0.00%	100.00%	100.00%	98.39%
100/10	1.61%	98.39%	81.50%	51.34%
1000/100	58.12%	41.88%	2.51%	0.00%
<b>State of Georgia</b>				
25/3	0.00%	100.00%	100.00%	93.66%
100/10	9.33%	90.67%	61.38%	11.70%
1000/100	54.36%	45.64%	3.79%	0.35%
<b>Nationwide</b>				
25/3	0.04%	99.96%	99.80%	94.18%
100/10	9.22%	90.78%	54.06%	12.70%
1000/100	77.99%	22.01%	1.59%	0.08%

Source: US FCC (June 2019) Technology: ADSL, Cable, Fixed Wireless, Satellite, Other  
 Note: Providers only tracked in areas with residential population; some areas that show zero providers may actually be lack-ing residential population

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

FIGURE 3.10 BROADBAND COVERAGE MAP BY PROVIDER

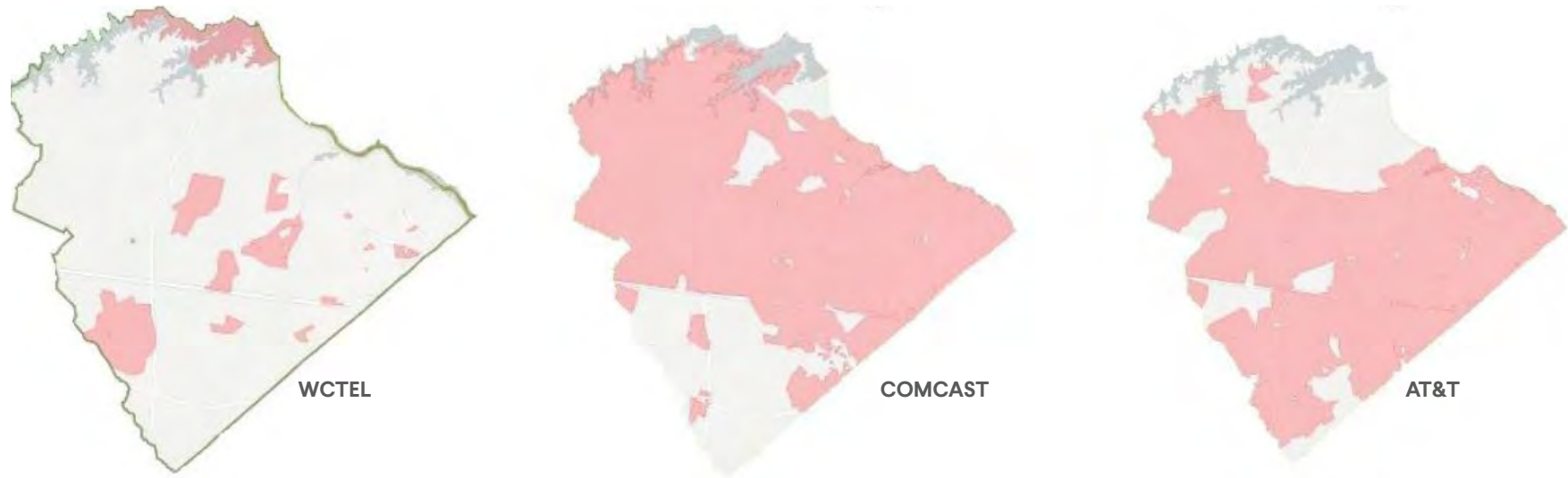


FIGURE 3.11 RESIDENTIAL BROADBAND PROVIDERS AT 25/3 MBPS BY CENSUS BLOCK

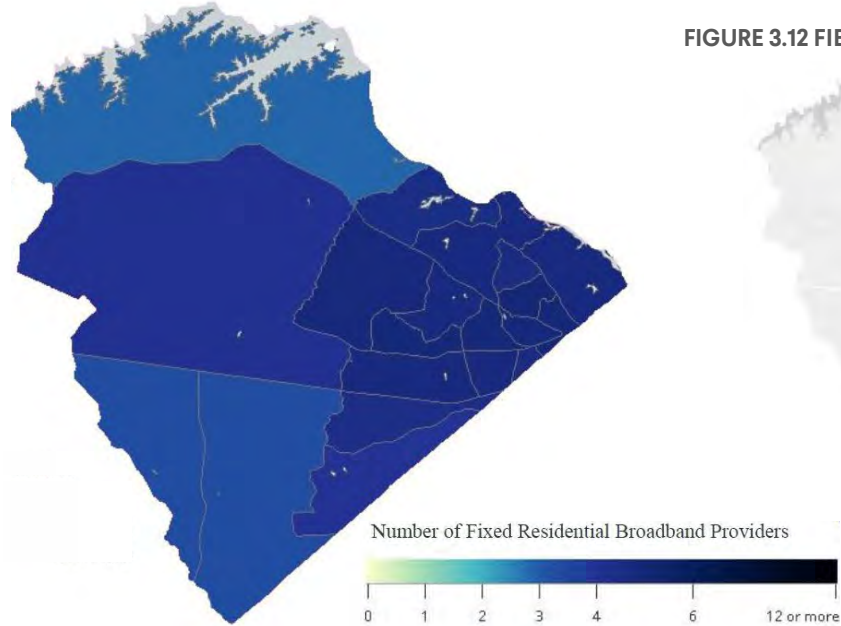


FIGURE 3.12 FIBER UTILITIES MAP BY COMPANY



## INITIAL OPPORTUNITIES AND CHALLENGES SUMMARY

The County should continue strategically increasing public services like recreational opportunities and public education opportunities to support the rapidly growing population.

The County should update its needs to service the fast-growing older adult community with aging in place policies.

The County should consider increasing access to parks, recreation, and trails to offset health outcomes like adult obesity.

The County should continue to update its zoning code to support targeted workforce sectors.

The County should increase land use and zoning code opportunities to allow specific industries to locate inside the county to decrease travel demands for commuters.

The County should continue working to provide greater access to higher education and workforce development within the county.

The County should support attached single-family and multi-family housing to be current with national housing trends and consumer desires.

The County should continue to comprehensively alleviate traffic congestion through right of way connectivity enhancements, and through supporting more diverse land uses.

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# C

## APPENDIX

## APPENDIX C: COMMUNITY PARTICIPATION PROGRAM

### Community Engagement

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision should represent what the community wants to be and how it wants to look in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

The community engagement program for Vision 2035 included multiple layers of participation opportunities for residents and stakeholders. Due to the COVID-19 pandemic, which has been a factor throughout the duration of the planning process, a “hybrid” approach to community engagement was necessary and included multiple opportunities to provide input online. This approach included Future Development Strategy workshops (both online and in-person), public hearings, and an online survey. In addition, a Steering Committee met frequently, both in-person and on-line, and added considerable input into the planning process. This Appendix details Community Participation Program, public outreach, and participation activities.

#### Public Hearing

The DCA minimum planning standards require that two public hearings be held throughout the comprehensive planning process, at the beginning and end of the planning process. Below is a summary of the topics discussed at each public hearing.

**Public Hearing #1, March 5, 2020.** A public hearing was held by the Columbia County Planning Commission to inform the public about the process to update the Columbia County Vision 2035 Comprehensive Plan. The presentation informed the community on the process used to update the plan, discussed opportunities for public participation in the update, and the tools being used to gather

input on the proposed planning process.

The presentation also included background information about comprehensive planning in Georgia and the importance of this process for the County.

**Public Hearing #2, October 1, 2020.** A second public hearing was held by the Columbia County Planning Commission to provide an update on the status of the Comprehensive Plan update. This presentation included a summary of the public involvement activities completed to date as well as a revised schedule for finishing the plan. A summary of trends from the community survey and Open Houses were presented to the Planning Commission. The hearing concluded with a discussion of the Community Work Program and Report of Accomplishments.

**Public Hearing #3, March 4, 2021.** A third public hearing was held by the Columbia County Planning Commission to present the draft Comprehensive Plan to the public and receive public feedback on the Plan. The public notices and an example Public Hearing presentation are included as Attachment 1.

#### Project Team

A Project Team was put together that consisted of the consulting team and key County staff members to help facilitate project management, schedule, and other cooperation necessary between the consulting team and County personnel. Members of the Project Team representing the County included the Planning Director, Planning Manager, as well as other staff from the Planning and Zoning Department. The Project Team met routinely throughout the process to coordinate steering committee meetings and agendas, to review materials prepared by the consultant team, to discuss the schedule and milestone dates, and to coordinate other community engagement activities.

#### Steering Committee

To ensure that the Comprehensive Plan

presents a true reflection of this community, the Columbia County Board of Commissioners (BOC) formed a Steering Committee that consists of sixteen (16) citizen members representing the four (4) Districts, and eighteen (18) members representing various community organizations. The purpose of the Steering Committee was to assemble a wide range of citizens to provide direction to County staff and consultants on the goals and strategies needed to develop and achieve the community’s vision for the County.

A total of six (6) steering committee meetings were held. The date of the meetings and topics covered are summarized below. Meeting agendas and summaries are included as Attachment 2.

**Meeting 1, March 09, 2020.** The first meeting kicked off the Comprehensive Planning process with a presentation on the Comprehensive Planning requirements, the purpose of completing the plan, the benefits of planning, and the role, expectation, and ground rules for the steering committee throughout the process. A Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis was conducted to guide overall project priorities. Lastly, the overall project schedule was reviewed to highlight some of the milestone dates to help steering committee members better understand the overall process and how the County intends to proceed.

**Meeting 2, May 11, 2020.** This meeting was held virtually and focused on the identification of community character areas throughout the County. The content covered during this meeting included a review of the SWOT Analysis from the previous meeting. The meeting also included a presentation of community demographic data. Steering Committee members actively participated in the meeting through polling questions and engaged in discussions to help identify the needs, issues, and potential opportunities regarding the people, prosperity, and places within Columbia County. The meeting introduced the Community Survey and discusses action items that would be completed prior to the next Steering Committee Meeting.

# COMPREHENSIVE PLAN: VISION 2035

Columbia County, Georgia

**Meeting 3, June 25, 2020.** The third meeting provided updates on the Community Survey and a review of the results from the Development Patterns Workshop. The steering committee also broke out into groups to conduct a character mapping exercise with the purpose of formulating ideas as to how the development strategy within Columbia County should change. Each group presented the results from their group to the entire steering committee for discussion.

**Meeting 4, July 27, 2020.** The fourth meeting was conducted in-person and virtually. A schedule update for the Comprehensive Plan was provided before reviewing the group-activity results presented at the previous meeting and the preliminary results from the Community Survey. The committee members then participated in a development patterns preference survey. The consultant team gave a presentation that detailed existing and planned transportation projects throughout the County. The meeting concluded with additional preference survey slides to gather input from the committee about the development patterns in and around the lake.

**Meeting 5, August 10, 2020.** The purpose of this meeting was to discuss the Community Work Program, Community Vision, Report of Accomplishments, and the process to finalize the plan. Steering Committee members were asked to provide direct feedback on the Community Vision strategies via an electronic survey.

**Meeting 6, December 14, 2020.** The purpose of this meeting is to review a draft of the Comprehensive Plan. Committee members were provided an electronic version of the draft prior to the meeting and asked to discuss their questions and comments during this meeting.

## Community Survey

The County Planning Staff and Steering Committee developed a community survey to solicit feedback from residents, business owners, and other interested parties. The survey, which was available online and in hard copy format, provided opportunities for participants to offer opinions on topics such as land use, economic development, County services, community aesthetics, priorities,

housing, quality of life, and other planning related topics. The survey was open from May through July. A total of 1,038 people took time to complete the survey. Based on the County's population, this number of responses provides statistically significant results at +/- 3% at a 95% confidence level. Of the 1,038 respondents, 97% indicated that Columbia County is their primary residence. Roughly 60% (58%) reported that they work or own a business in Columbia County. Based on the survey results, the top 3 reasons why respondents live, work, or own property in Columbia County were as follows:

1. [Quality and pace of life](#)
2. [Quality of Schools](#)
3. [The general aesthetics and attractiveness of the County](#)

A complete summary of the survey results is included as Attachment 3.

## Development Patterns Workshops

The County held two public workshops at strategic locations and times to reach out to the general public. The purpose of these meetings was to get feedback from the community. The workshops were advertised in the press, through social media, and via other methods typically used by the County to notify the public of upcoming events and/or meetings.

The first workshop was held at the Columbia County Administrative Complex on June 8, 2020, and the second workshop was held at the Columbia County Exhibition Center on June 10, 2020. The events were open from 4:00pm-7:00pm to offer the most flexibility for residents and workers with differing schedules. The Development Patterns Workshops gave citizens of Columbia County the opportunity to provide information related to their vision of the future of the County for the Vision 2035 Update.

The format for the workshops consisted of a series of eight planning stations to get input on character areas defined as part of the previous Comprehensive Plan. Participants were asked to answer questions at each station on topics that included appropriate land uses, desired future development patterns, threats, density, preservation, and

whether the boundaries of the area should be adjusted. Participants were asked to utilize their phones to answer questions at each station. Hard copy packets were also provided to those that preferred the more traditional format. The June 8th workshop was attended by 31 people and the June 10th workshop was attended by 29 people.

A GeoForm was also developed and used as part of the Workshop, in order to offer attendees an opportunity to participate without contact, due to COVID-19. A GeoForm is a tool that allows users to record geographic information associated with predefined topics. The topics identified for the Open House included 3 main themes: Development Patterns and Community Issues, Resources, and Transportation. Participants dropped points on a map based on the topics defined above and were able to make notes and add comments. A total of 73 points were added using the GeoForm application.

The workshop setup also included an opportunity for participants to use hand-held, electronic tablets to take the Community Survey. Hard copy versions of the survey were also made available for people wishing to take the survey by hand. The County recognized that participation at the workshops may have been hindered by the COVID-19 pandemic. In an effort to maximize community engagement in the planning process, the County decided to offer a "virtual" open house experience for those that might not have been comfortable attending in person. The virtual option presented information in stations similar to the in-person option and resulted in a significant amount of additional feedback on the character areas and development patterns. The number of virtual open house attendees providing feedback totaled 399. A full summary of input received can be found in Attachment 4.

The information provided at the open houses and the virtual open house event was reviewed by the County and considered when revising the Community Vision, Future Development Map, and Community Work Program.

ATTACHMENT 1: PUBLIC HEARINGS



# AFFIDAVIT OF PUBLICATION

ATTORNEY OR AGENCY: COLUMBIA CO BOARD OF COMM  
PO BOX 498  
EVANS, GA 30809


ACCOUNT NUMBER: 22351  
AD NUMBER: 0003338055-01  
PO NUMBER:

STATE OF GEORGIA  
COUNTY OF COLUMBIA

Personally appeared before me, **Tony Bernados**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media Georgia Holdings, Inc, doing business in said County under the trade name of **Columbia County News-Times**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **Columbia County News-Times**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:


02/17/2021

and finds that the following advertisement appeared in each of said editions, to-wit:

  
\_\_\_\_\_ (deponent)

Sworn to and subscribed before me

This 22nd day of February 2021

  
\_\_\_\_\_  
Notary Public Richmond County, Georgia.



NOTICE OF PUBLIC HEARING  
Notice is hereby given that a public hearing will be held by the Columbia County Planning Commission on March 4th, 2021 at 6:00 p.m. in the Building A Auditorium at the Evans Government Complex, 630 Ronald Reagan Drive, Evans, Georgia, to present the draft update to the Vision 2035 Comprehensive Plan and gather additional feedback on the draft update. If you would like to comment on the draft update, but are not able to attend the public hearing, you may submit written comments to Mr. Will Butler, Planning Manager, Columbia County, 630 Ronald Reagan Drive, Evans, Georgia 30809.  
S/Scott Sterling  
Director, Planning Services Division  
February 17, 2021  
AD#0003338055

# AFFIDAVIT OF PUBLICATION

ATTORNEY OR AGENCY: COLUMBIA CO BOARD OF COMM  
PO BOX 498  
EVANS, GA 30809

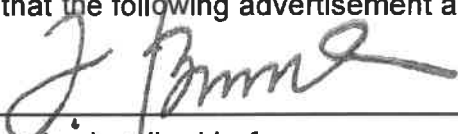
ACCOUNT NUMBER: 22351  
AD NUMBER: 0003307392-01  
PO NUMBER:

STATE OF GEORGIA  
COUNTY OF COLUMBIA

Personally appeared before me, **Tony Bernados**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media Georgia Holdings, Inc, doing business in said County under the trade name of **Columbia County News-Times**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **Columbia County News-Times**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:

09/16/2020


and finds that the following advertisement appeared in each of said editions, to-wit:



(deponent)

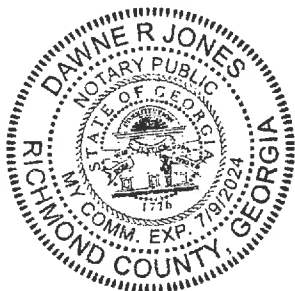
Sworn to and subscribed before me

This 18th day of September, 2020



Notary Public Richmond County, Georgia.

NOTICE OF PUBLIC HEARING  
Notice is hereby given that a public hearing will be held by the Columbia County Planning Commission on October 1st, 2020 at 6:00 p.m. in the Building A Auditorium at the Evans Government Complex, 630 Ronald Reagan Drive, Evans, Georgia, in regards to the currently underway update to the Columbia County Vision 2035 Comprehensive Plan. The purpose of this hearing is to provide information at the midpoint of the process on what information has been gathered, community input, and the remaining steps of the process for adoption of the five year update to the Columbia County Vision 2035 Comprehensive Plan. If you would like to comment on the information received or any other aspect of the Vision 2035 Comprehensive Plan, but are not able to attend the public hearing, you may submit written comments to Mr. Will Butler, Planning Manager, Columbia County, 630 Ronald Reagan Drive, Evans, Georgia 30809.  
/Scott Sterling  
Director, Planning Services Division  
Date: September 16, 2020  
Ad#0003307392



# AFFIDAVIT OF PUBLICATION

ATTORNEY OR AGENCY: COLUMBIA CO BOARD OF COMM  
PO BOX 498  
EVANS, GA 30809

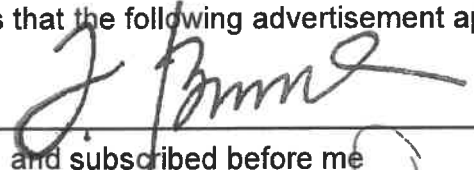
ACCOUNT NUMBER: 22351  
AD NUMBER: 0003260027-01  
PO NUMBER:

STATE OF GEORGIA  
COUNTY OF COLUMBIA


Personally appeared before me, **Tony Bernados**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media Georgia Holdings, Inc, doing business in said County under the trade name of **Columbia County News-Times**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **Columbia County News-Times**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:

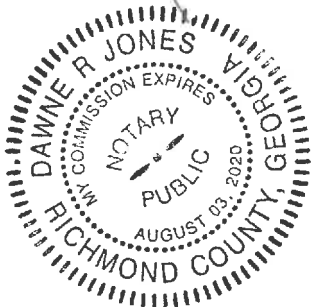
02/19/2020

and finds that the following advertisement appeared in each of said editions, to-wit:

  
\_\_\_\_\_ (deponent)  
Sworn to and subscribed before me

This 20th day of February, 2020

  
\_\_\_\_\_  
Notary Public Richmond County, Georgia.



**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that a public hearing will be held by the Columbia County Planning Commission on March 5, 2020 at 6:00 p.m. in the Building A Auditorium at the Evans Government Complex, 630 Ronald Reagan Drive, Evans, Georgia, in regards to the process to update the Columbia County Vision 2035 Comprehensive Plan. The purpose of this hearing is brief the community on the process used to update the plan, opportunities for public participation in the update, and to obtain input on the proposed planning process. If you would like to comment on the proposed update process, but are not able to attend the public hearing, you may submit written comments to Mr. Will Butler, Planning Manager, Columbia County, 630 Ronald Reagan Drive, Evans, Georgia 30809.  
S/Scott Sterling  
Director, Planning Services Division  
Date: February 19, 2020  
Ad#0003260027

# COLUMBIA COUNTY VISION 2035 COMPREHENSIVE PLAN UPDATE

# VISION 2035

## COLUMBIA COUNTY, GEORGIA



Columbia County Comprehensive Plan

Adopted March 15, 2016



Columbia County Planning Commission  
March 5, 2020

# What is a Comprehensive Plan?

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- Provides a road map for the community's future, developed through a public process of involving community leaders and stakeholders in making key decisions about the future of the community.
- Provide the community's vision for the future and an implementation program for achieving this vision
- Generate local pride and enthusiasm about the future of the community.

# Comprehensive Planning Requirements

- Rules for Comprehensive Planning are established and regulated by the Georgia Department of Community Affairs.
- Columbia County must adopt the Comprehensive Plan by February 2021.
- Failure to adopt the plan results in suspension of Qualified Local Government Status.

# Comprehensive Plan 5-Yr Update

- Community Goals (Optional)
  - ▣ General vision statement
  - ▣ List of community goals
  - ▣ Community policies
- Needs and Opportunities (Required)
  - ▣ Supplemental planning recommendations
  - ▣ Supplemental Data
  - ▣ Quality Community Objectives
- Community Work Program (Required)
  - ▣ Action Items
  - ▣ Time frame
  - ▣ Responsible party
  - ▣ Cost & Funding source
- Land Use Element (Required)
  - ▣ Character Areas
  - ▣ Future Land Use
  - ▣ Defining Narrative
- Broadband Element
- Transportation Element (MPO)

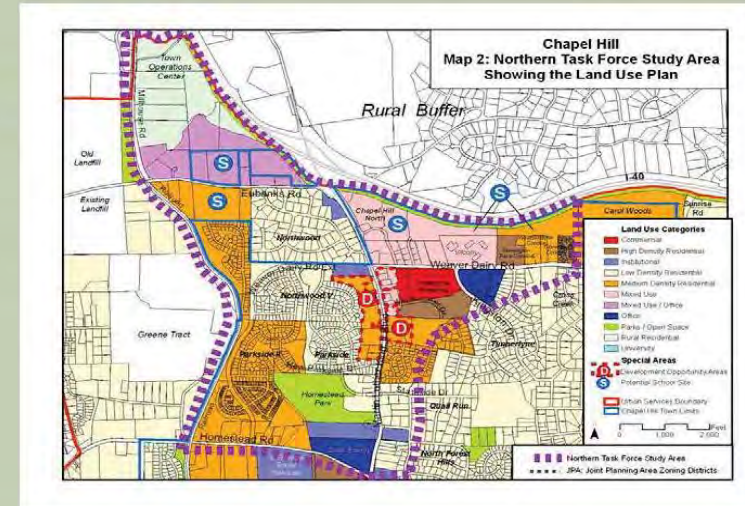
# Benefits of Comprehensive Planning

- Transparency in government – people can have a voice in the direction our community is headed
- Smarter decisions that are based on both short and long-term considerations
- Efficient use of tax dollars
- Protection of private property rights and community resources
- Economic development



# Jobs and Planning

- New research shows that **consistently following a county long range comprehensive plan** leads to an expected 27% increase in employment over 5 years.
  - Shows govt is trustworthy.



Jeffrey Dorfman, Economist, UGA

# Comprehensive Planning Process



# Data Gathering

Census Data

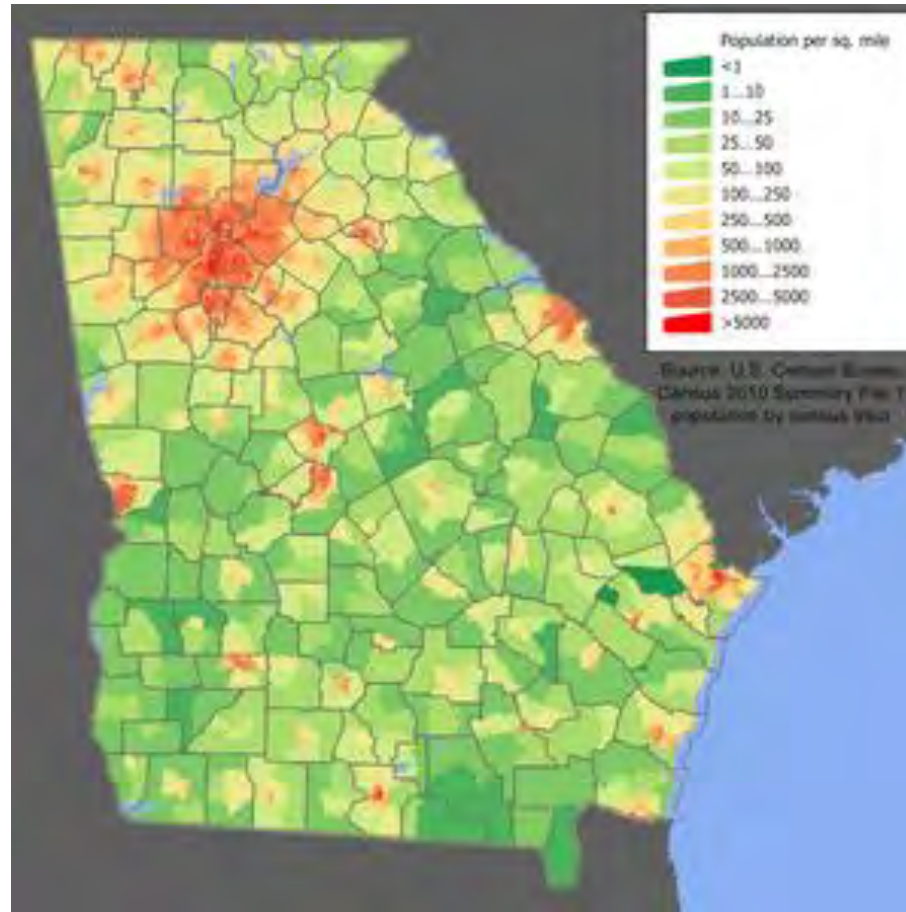
Community  
Indicators

Local  
Economic Data

GIS

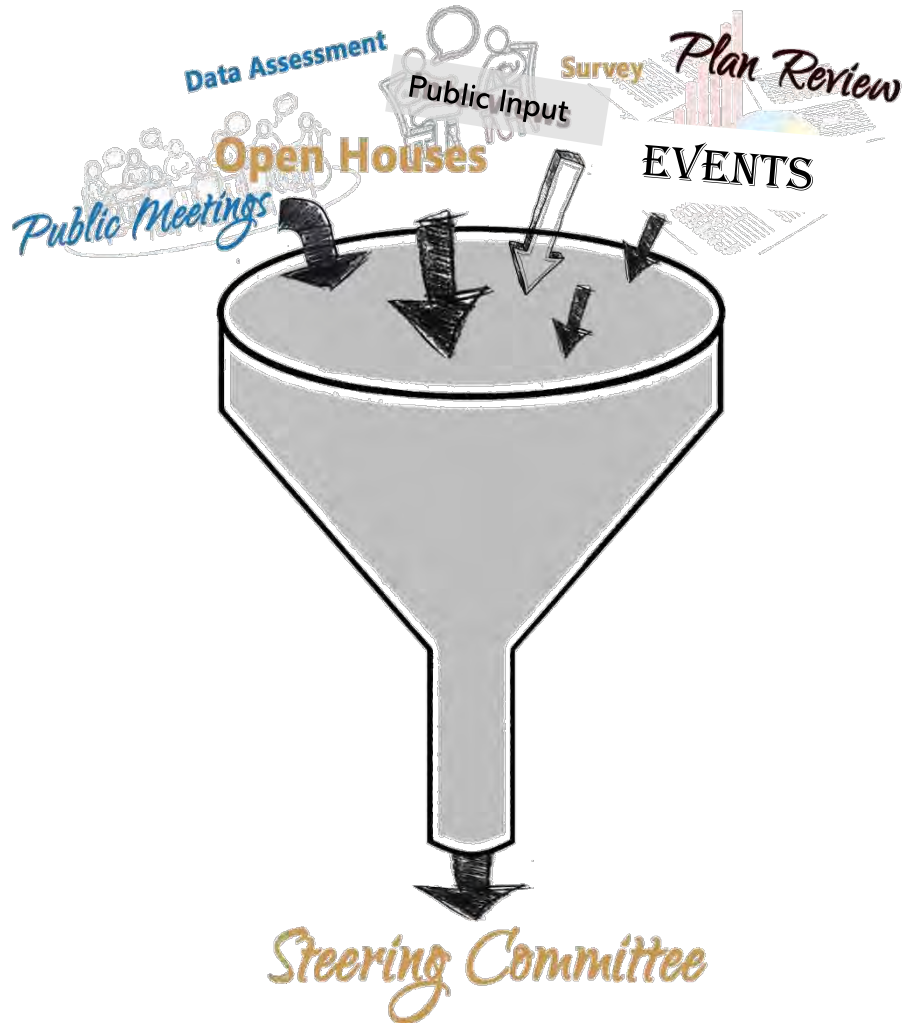
Community  
Resources

Existing Plans



# Public Involvement Process

- Steering Committee
- Community Survey
- Informational Handouts
- Open Houses/ Workshops
- Public Hearings
- Thunder Over Evans
- Website w/Email

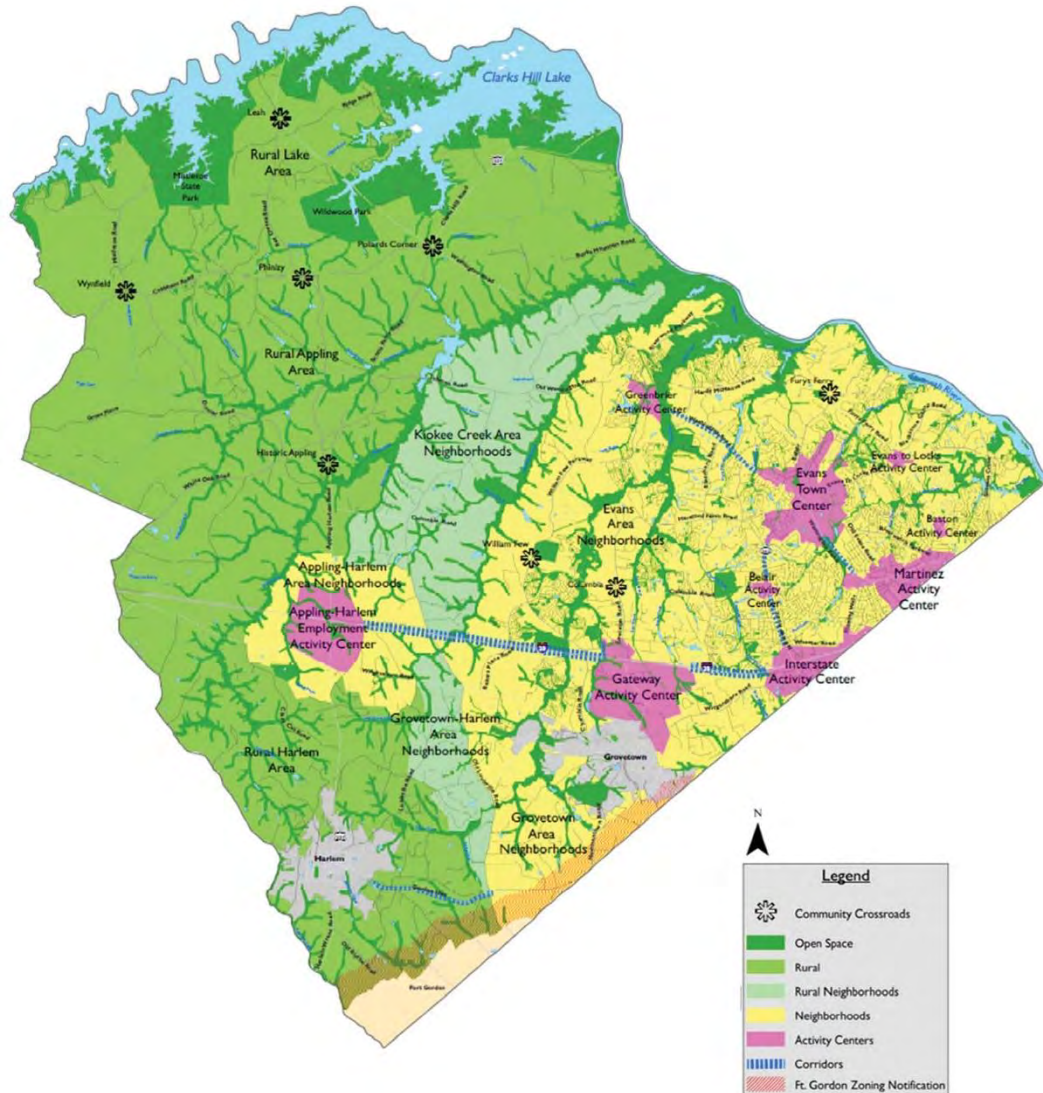


# Goals, Needs & Opportunities

- Population
- Economic Development
- Housing
- Land Use
- Natural and Cultural Resources
- Transportation
- Community Services & Facilities



# Future Development Strategy



# Community Work Program



- Implementation activities
- Time frame
- Responsible party
- Cost
- Funding source

# Public Comment

- Community Survey
- Public Workshops (First Series will be April 27 – 30)
- Comments can be emailed or submitted in written format:

Mr. Will Butler

[wbutler@columbiacountyga.gov](mailto:wbutler@columbiacountyga.gov)

Planning Manager, Columbia County

630 Ronald Reagan Drive

Evans, Georgia 30809



# COLUMBIA COUNTY VISION 2035 COMPREHENSIVE PLAN UPDATE

# VISION 2035

## COLUMBIA COUNTY, GEORGIA



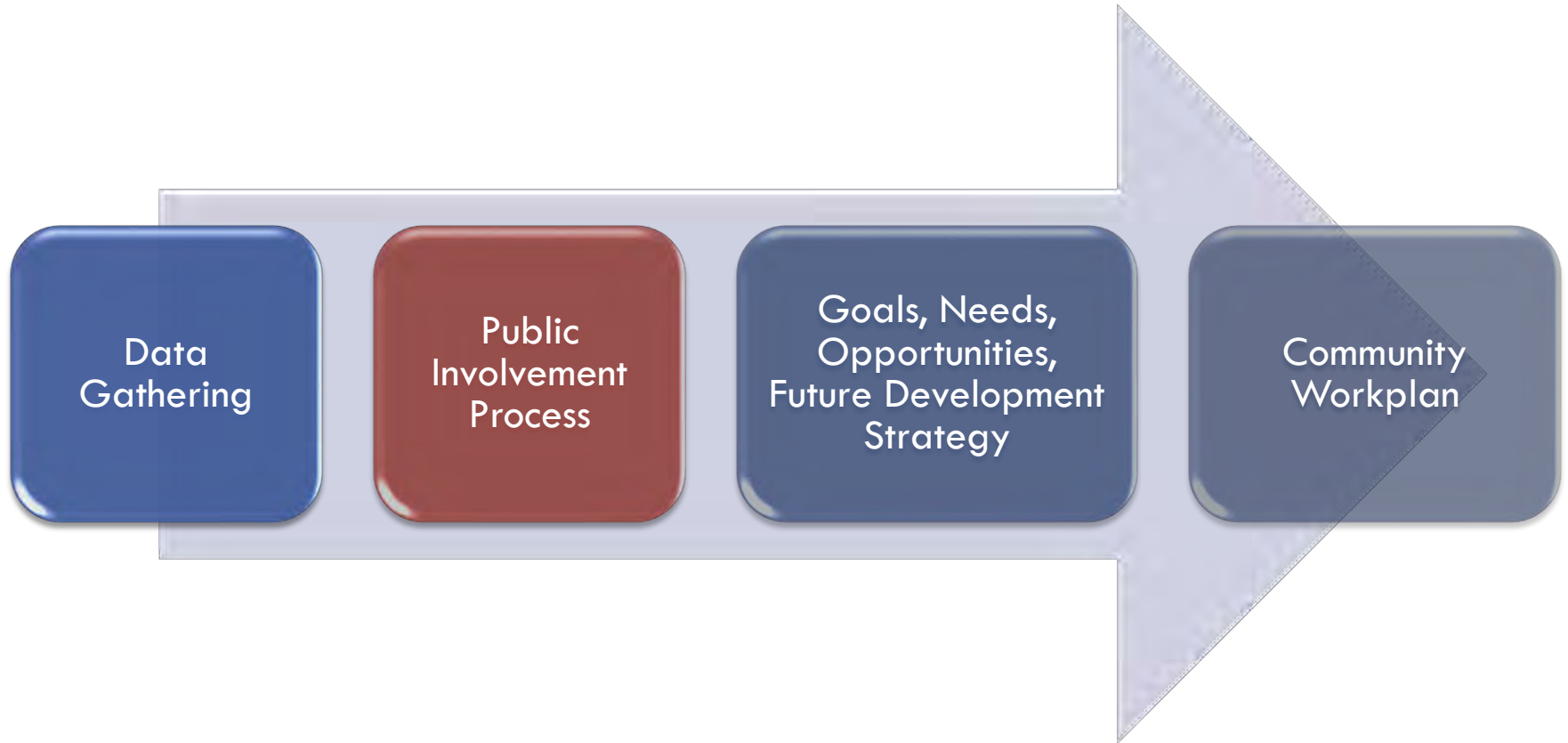
Columbia County Comprehensive Plan

Adopted March 15, 2016



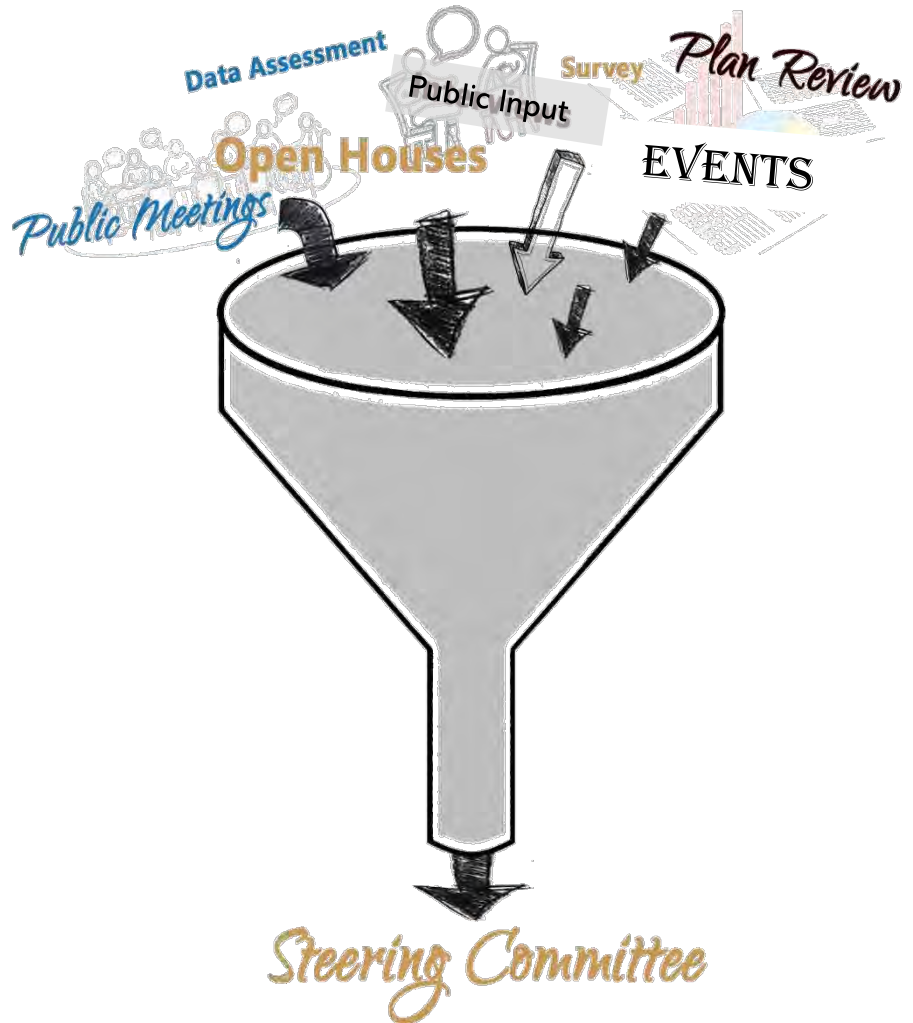
Columbia County Planning Commission  
October 1, 2020

# Comprehensive Planning Process



# Public Involvement Process

- Steering Committee Meetings (5)
- Community Survey (1000+ respondents)
- Open Houses/  
Workshops (2)
- Public Hearings (3)



# Schedule

Meeting Type	Month/Date	Agenda
Public Hearing	March 5, 2020	Intro to Planning Process
Steering Committee	March 9, 2020	Intro to Planning Process Public Engagement Schedule/SWOT Analysis
Steering Committee	May 11, 2020 (Virtual)	Review of SWOT analysis Demographics/Poll Everywhere
Public Workshops	June 8 & 10, 2020	Development Patterns Workshop
Steering Committee	June 25, 2020	Review of Development Patterns Workshop Character Area Map Updates
Community Survey	July 1, 2020	Survey Ends, 1000+ respondents
Steering Committee	July 27, 2020 (Virtual & In Person)	Urban & Rural Issues and Focus Group
Steering Committee	August 10, 2020 (Virtual & In Person)	Community Work Program

# Schedule (Future)

Meeting Type	Month/Date	Agenda
Public Hearing	September 17, 2020	Review of Public Input, Goals
Steering Committee	December 14, 2020	Draft Comp Plan Review
Steering Committee	January 11, 2021 (if needed)	Draft Comp Plan Review
Public Review	February 1, 2021	Draft Plan available for Public Review
Public Hearing	March 4, 2021	Presentation of Draft Comp Plan
Steering Committee	March 15, 2021	Review input from Public Hearing
Presentation to BOC	March 30, 2021	Present Draft of Comp Plan Update Resolution to Transmit to DCA (Optional)
Adoption by BOC	June 1, 2020	Adopt Comp Plan Update



# STEERING COMMITTEE

# Steering Committee


- 8 Meetings
- 4 At-Large Members
- 3 Members, District 1
- 4 Members, District 2
- 3 Members, District 3
- 3 Members, District 4
- 18 Members representing local organizations
- Development Authority
- Convention & Visitors Bureau
- Chamber of Commerce
- Development Community
- Fort Gordon
- City of Harlem
- City of Grovetown
- Board of Education
- Planning Commission
- CSRA Alliance for Fort Gordon
- Historic Preservation Committee

# Steering Committee SWOT Analysis

STRENGTHS	WEAKNESSES
<p>Great school system Public safety Location- close to river &amp; big city Quality of life Superior medical community Infrastructure Quality workforce Excellent county leadership</p>	<p>Need for sewer/water Traffic/Congestion Blight &amp; Undesirable land uses Lack of draw for young professionals Industrial development Code enforcement/ consistency Lack of identity Lack of downtown area Low supply of blue-collar housing</p>
<p>More diverse housing Redevelopment of underperforming property Gateway development Proactive traffic plan Consistent quality development Corporate employers Broadband utilization Greenspace preservation</p>	<p>Homelessness Limited options to downsize/ age in place Loss or downsizing of Ft Gordon Political discord Overregulation of development Affordable housing NIMBY Lack of affordable childcare Too much self-storage</p>
OPPORTUNITIES	THREATS



# Steering Committee Poll Everywhere

 Poll locked. Responses not accepted.

**Give us one word to describe the future you want to see for  
Columbia County**



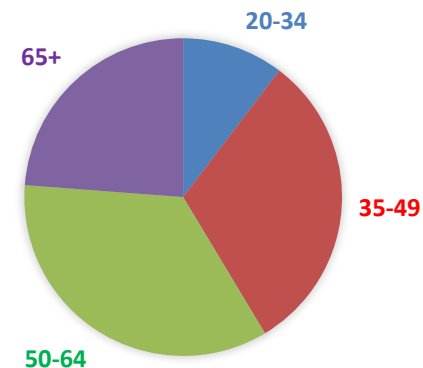
# COMMUNITY SURVEY RESULTS



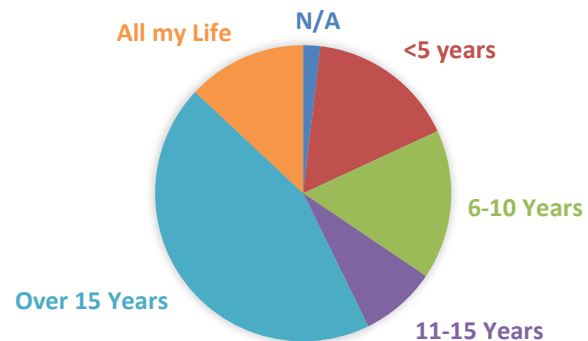
# Community Survey (As of 7/1/20)

- 1,038 respondents
- 97% live in the County
  - ▣ District 1 34%
  - ▣ District 3 33%
  - ▣ District 4 21%
  - ▣ District 2 9%

RESPONDENTS' AGE



LENGTH OF RESPONDENTS' COUNTY RESIDENCY



# Top Three Reasons people live here



Quality / pace of life



The quality of schools



The general aesthetics and attractiveness of the County

# High Priority Issues of Concern

1. Managed Growth
2. Guidelines/Standards for future development (residential)
3. Traffic Congestion
4. Guidelines/Standards for future development (commercial)
5. Road Construction
6. Small Business Retention & Recruitment

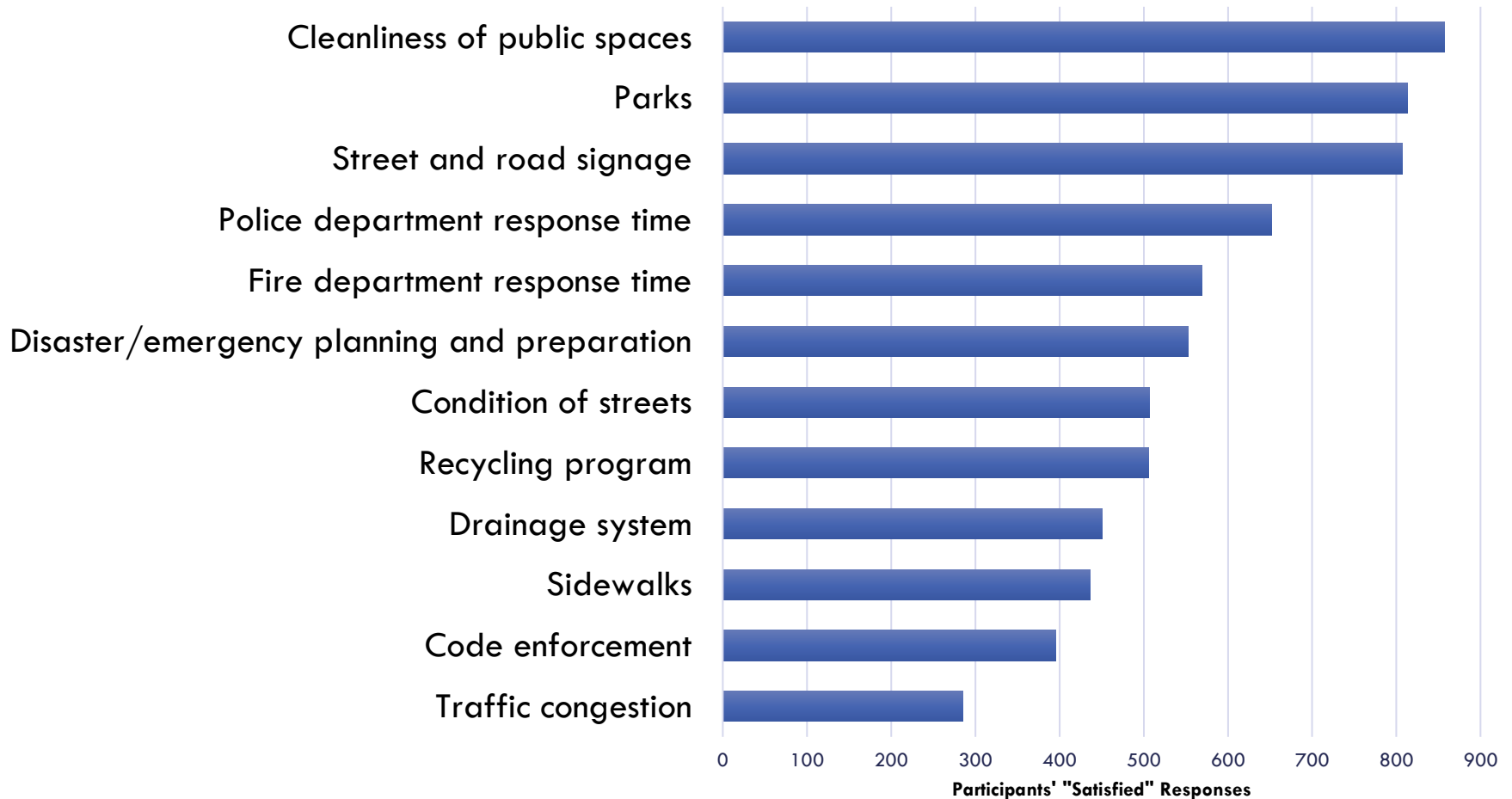
# High Priority Issues of Concern

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7. Greenspace Preservation
8. Job Creation/Employment
9. Greenways & Trails
10. Recreational Parks
11. Broadband Internet Access
12. Restaurant/Retail Development

# Public Services

## Respondents' Satisfaction of Public Services/Facilities



# DEVELOPMENT PATTERNS WORKSHOPS



# Development Pattern Workshops



- Monday, June 8, 2020 – Columbia County Government Complex
- Wednesday, June 10, 2020 – Columbia County Exhibition Center
- Stations w/interactive survey via smart device (284 virtual responses)

# Eight Stations

OPEN SPACE

RURAL

RURAL  
NEIGHBORHOODS

NEIGHBORHOODS

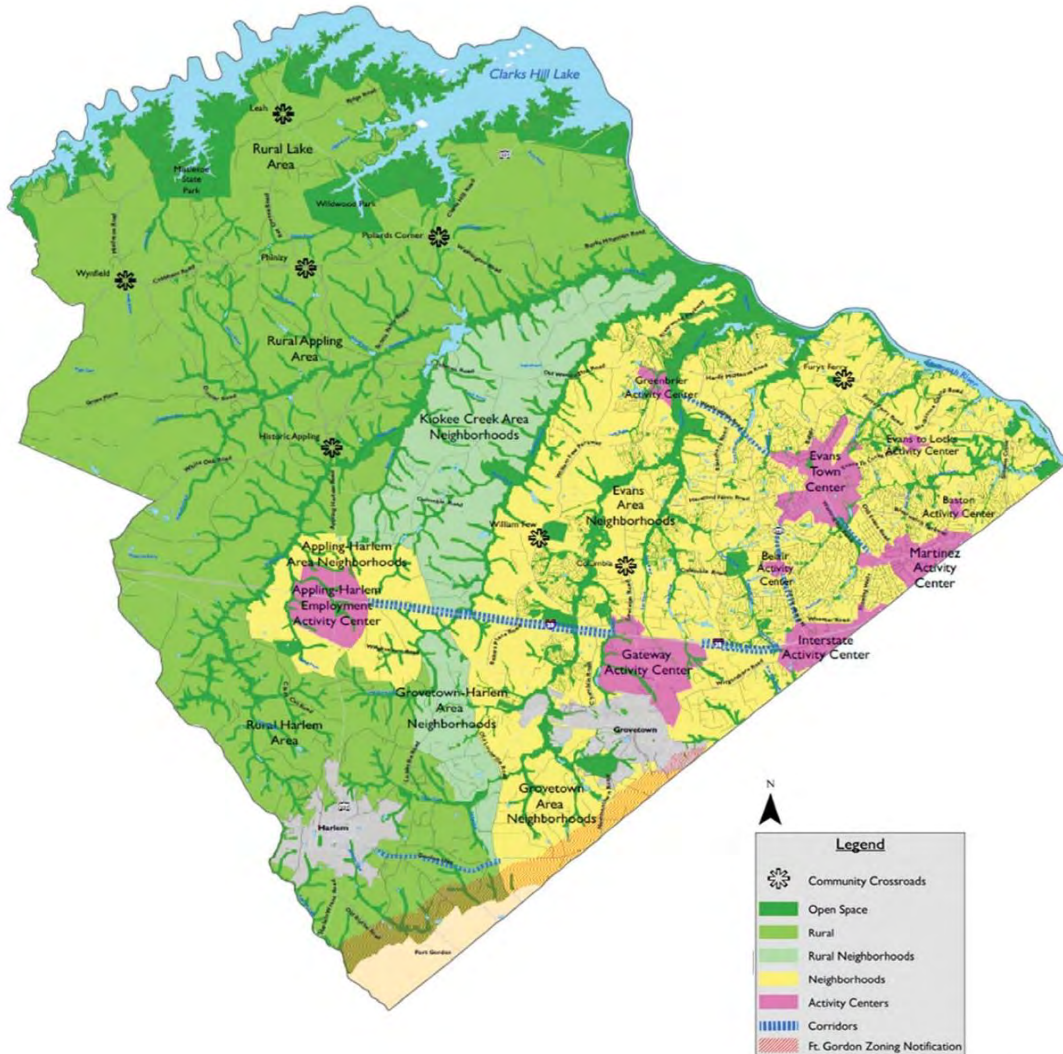
COMMUNITY  
CROSSROADS

ACTIVITY CENTERS

CORRIDORS

DEVELOPMENT  
PATTERNS

# Public Feedback at Stations



Summation-- The following buzzwords were mentioned in the comments received:

Word:	Count: (approx.)
New Park/playground	14
Walkability/Sidewalks/ Biking	11
Grocery stores	8
Trails	6
Recreational facilities	6
Connectivity (between roads, trails, etc.)	5
Trader Joes	5
Trolley system	4

# What types of property should count towards the County's 20% Greenspace goal?



Natural, undeveloped areas that are publicly owned (82.7%)



Active park land (55%)



Natural, undeveloped areas that are privately owned, but with a Conservation Use (50%)



Floodplain (35%)



Natural, undeveloped areas that are privately owned (25%)



Agricultural land (23%)

# Rural Areas

77% felt lot sizes should be 2.5 acres or higher in rural areas.

Allowable land uses should not include contractor's offices or dog kennels.

Sewer service should be allowed in rural neighborhoods, but lots sizes should remain at 1 acre and above.

41% felt rural neighborhood area should be expanded to the west.

# Neighborhoods

---

75% say require sidewalk & trail connectivity

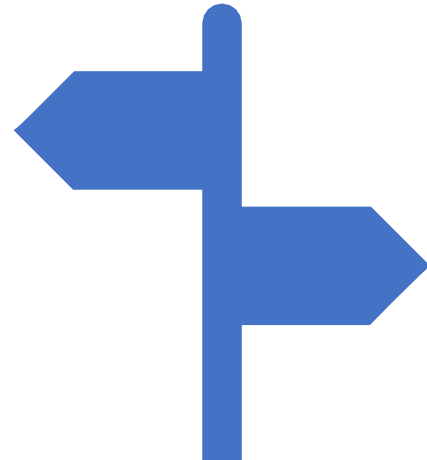
66% say preserve more than 10% greenspace, but only 30% are willing to give up their lot to accomplish this goal.

49% say that neighborhood areas should be for single family homes only.

# Community Crossroads

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- Develop plans for crossroads
- Most people felt that existing development is acceptable and that it should be limited to professional office or small-scale commercial development.



# Activity Centers

- Don't allow auto repair, self storage or contractor's offices
- Apartments and condos are now specifically allowed in Evans, Martinez and Gateway, but should also be allowed in the Interstate commercial area. Baston and Belair may also be appropriate.
- Less warehousing in activity centers.



# Corridors

Belair Road land uses should remain office use/professional.

Gordon Highway should remain light industrial and extend to the County line.

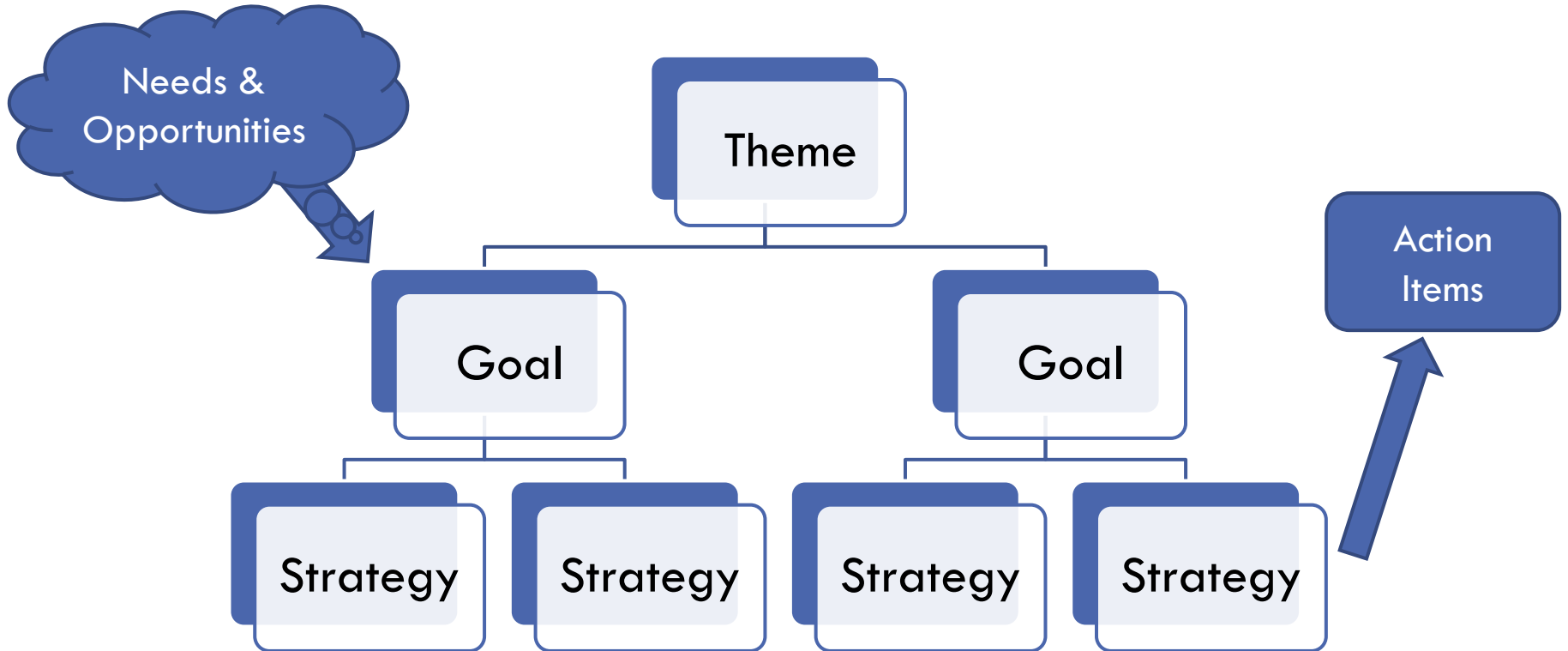
Riverwatch should be a corridor and should include commercial and professional uses.

Fury's Ferry should be a corridor (between Richmond County and Blackstone Camp Road) and should include commercial, civic and professional uses.

# COMMUNITY VISION



# Community Vision



# Community Work Program

- Implementation activities
  - ▣ Regulations
  - ▣ Functional Plans
  - ▣ Small Area Masterplans
  - ▣ Process and Programs
  - ▣ Inventory and Assessment
  - ▣ Infrastructure Projects
- Time frame (5-Years)
- Responsible party
- Cost
- Funding source



# Report of Accomplishments

- Required Element
- Identifies Status of Action Items from first 5-years of Vision 2035 Plan
  - Not Pursued
  - Under Review – *May be moved to new 5-yr Workplan*
  - Ongoing/Underway – *Move to New 5-Yr Workplan*
  - Complete

# DCA Approval Process

Plan posted on website for public comment – 02/01



Public Hearing – 03/04



Present to Board of Commissioners – 03/18



Adopt resolution to transmit Plan – 03/18



Review by Regional Commission and DCA



Address any major comments



Consider minor comments



Comp Plan Adoption – before June 30, 2020



Submit final plan to DCA

# Comments

---

- Comments can be emailed or submitted in written format:

Mr. Will Butler

[wbutler@columbiacountyga.gov](mailto:wbutler@columbiacountyga.gov)

Planning Manager, Columbia County

630 Ronald Reagan Drive

Evans, Georgia 30809

ATTACHMENT 2: STEERING COMMITTEE





## Steering Committee Meeting

VISION 2035 COMPREHENSIVE PLAN UPDATE  
BUILDING A AUDITORIUM  
630 RONALD REAGAN DRIVE  
EVANS, GA 30809

March 9, 2020 6 PM

### AGENDA

1. Introductions
2. Presentation on the Comprehensive Planning Process
3. Review of Ground Rules and Schedule
4. SWOT Analysis
5. Next Meeting Planning

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**GMC**

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**Columbia County Steering Committee  
Vision 2035 Comprehensive Plan  
Update  
March 9, 2020 at 6:00 PM  
Evans Government Center Auditorium  
Evans, Georgia**

Present at the meeting included:

Scott Sterling, Planning Services Division Director  
Will Butler, Planning Manager  
Nayna Mistry, Community Planner  
Danielle Bolte, Planner II  
Jennifer Neal, Planning Technician  
Michael Blanchard, Technology Services Division  
Taylor Edwards, Development Authority  
Courtney Reich, GMC  
Ed DiTommaso, GMC  
Rhonda Davis, GMC

Steering Committee Members:

Jim Cox  
Jason Whinghter  
Andrew Finch  
Carrie Hodge  
Jason Blanchard  
David Jenkins  
Mark Herbert  
Mike Wiltse  
Judy Brown  
Rich Henderson  
Diane Lopardo  
Bill Morris  
John Bryant  
Daniel Harris  
Tammy Shepherd  
Tom Clark  
Keith Lawrence  
John Hayes  
Lloyd DeFoor  
Matt Forshee  
Jean Garniewicz  
Cliff Sanders  
Billy Jackson  
David Dekle  
Ed Burr  
Reagan Williams  
Members of the Public

**1. INTRODUCTIONS**

Members of the Steering Committee introduced themselves and expressed their goals for the Comprehensive Plan Update:

- Workforce Housing
- Greenspace
- Workable Plan
- Sensible Growth
- Positive Business Growth

- Quality Growth and Values
- Better Public Understanding of the Plan
- Utility Expansion
- Flexibility within the Plan
- History of the County

## **2. PRESENTATION ON THE COMPREHENSIVE PLANNING PROCESS**

GMC staff member Courtney Reich stated the following:

- Comprehensive Plan was adopted in 2016 and at that time it was a 10 year plan.
- We are currently working on the Comprehensive Plan's five year update.
- The plan provides a vision for the future and identifies how to get there.
- Rules for Comprehensive Planning are established and regulated by the Georgia Department of Community Affairs.
- Columbia County must adopt the Comprehensive Plan update by February 2021.
- Failure to adopt the plan results in suspension of Qualified Local Government Status.
- Requirements for the 5 year update include looking at the vision, needs, opportunities, future land use, and updating the community work program.
- The community work program creates a report of accomplishments which looks back at the last 5 years to see what was accomplished.
- There are several benefits to comprehensive planning and it is the Planning Commission and Board of Commissioners jobs to keep up with the plan to make sure the community's vision is being implemented.
- Transparency in government – people can have a voice in the direction our community is headed.
- Smarter decisions that are based on both short and long-term considerations.
- Efficient use of tax dollars.
- Following a county long range comprehensive plan leads to an expected 27% increase in employment over 5 years.
- Data gathering consists of gathering information from census data, population increase, local economic data, and existing plans.
- Steering committee is to help guide the public and help staff with decision making
- The Public Involvement Process includes workshops, public hearings, a survey, and community events.
- There will be 3 sets of workshops in each of the 4 districts.
- We will look at the current Future Development Strategy in depth to determine any changes that need to be made.
- Public Comments can also be emailed or submitted in writing.

## **3. REVIEW OF GROUND RULES AND SCHEDULE**

GMC staff member Courtney Reich stated the following:

- The purpose of the Steering Committee is to guide the process, interpret the results of the public input, and to make recommendations for updates to the Vision 2035 Comprehensive Plan.
- The intention is for this to be a “community guided” project.
- Committee members should treat each other respect and utilize the “Rule of 5” when speaking.
- The Committee will function as a workgroup and reach its recommendations through consensus.
- The Steering Committee will be staffed by personnel from Columbia County along with contract consultant assistance provided by GMC which will have the following responsibilities:
  - Prepare agendas and provide read ahead materials to the Committee.
  - Facilitate meetings so that agendas are followed and meetings adjourn on-time.
  - Allow all members to be heard during discussions.
  - Moderate discussions between members with differing points of view.
  - Call for a vote if necessary to move forward.
- Steering Committee members will be expected to receive emails, review read-ahead materials, actively participate in meetings, assist with Community outreach efforts, advocate for the Comp Plan, and otherwise participate in the planning process between meetings as needed.

- There will be monthly Steering Committee meetings which will last no more than two hours.
- There will also be 3 public workshops in each of the 4 districts.
- Steering Committee members will seek to keep the public and the groups to which they are affiliated informed about the Plan.
- Shared the tentative Steering Committee meeting and Public Workshops schedule.

#### **4. SWOT ANALYSIS**

Members of the Steering Committee worked in 3 groups to prepare a SWOT Analysis of the following:

- Strengths: What the County has and wants.
- Weaknesses: What the County has, but does not want.
- Opportunities: What the County does not have, but needs.
- Threats: What the County does not have or want.

The results of the SWOT Analysis will be summarized by GMC staff and prepared to be released to the Steering Committee for review.

#### **5. NEXT MEETING PLANNING**

The Steering Committee voted on the next meeting being held on Monday, April 13, 2020 at 6pm.



## Steering Committee Meeting

### VISION 2035 COMPREHENSIVE PLAN UPDATE

MAY 11<sup>th</sup>, 2020 VIRTUAL MEETING

6PM

### MEETING SUMMARY

#### *Roll Call*

- Daniel Harris
- Ed Burr
- Harold Sparrow
- Judy Brown
- Lloyd DeFoor
- Robbie Bennett
- Tammy Shepherd
- Tom Clark
- Jim Cox
- La Verne Proctor-Streeter
- Mike Wiltse
- Carrie Hodge
- Bob Anderson
- John Bryant
- Shelly Blackburn
- Matt Forshee
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- Frank Lee
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- Jean Garniewicz
- Rhonda Davis
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- Mark Herbert
- Trey Allen, District 2 Commissioner
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- Michael Blanchard, Technology Services Director
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- Nayna Mistry, Community Planner
- Danielle Bolte, Planner II
- Jennifer Neal, Planning Technician
- Ed DiTommaso, GMC
- Courtney, Reich, GMC
- Rhonda Davis, GMC
- Brandon Bias, GMC
- Bryan King, GMC

#### **Meeting Agenda**

1. Review of Meeting #1
2. Presentation of demographics
3. Online Survey
4. Next Steps


### Intro to WebEx

- General Layout and ground rules for using the application
- Poll everywhere introduction

### Review of Meeting #1

- SWOT

### Columbia Vision

 Poll locked. Responses not accepted.

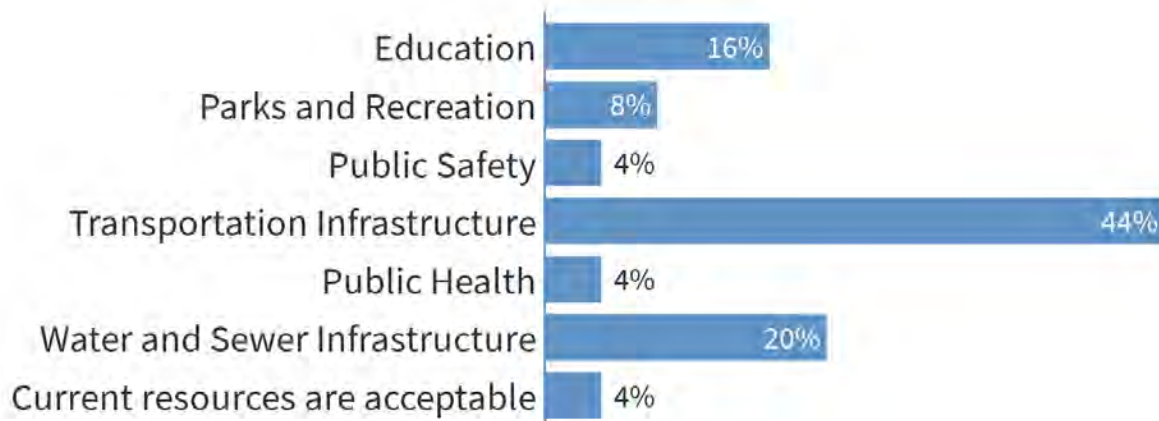
**Give us one word to describe the future you want to see for  
Columbia County**



### Demographic Themes

*People*

## Where should the county focus resources as growth continues?



### People – Issues & Opportunities

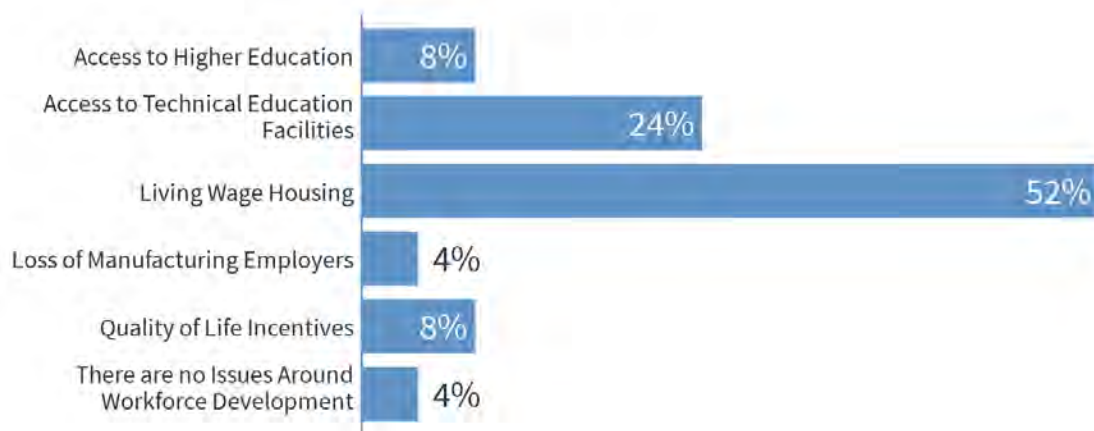
- Zip lines along the canal
- Class A office space
- Multiple downtowns through the county
- Locations for strategic recruitment of new jobs.
- A "downtown"
- Find ways to keep young kids from illegally driving golf carts on county roads.
- Walkable communities
- More professional growth vs. commercial growth
- Diversity of housing options
- Neighborhood center retail and community areas
- Traffic law enforcement for safety purposes.
- Better housing options
- Identify opportunities for neighborhood enhancement through green space preservation
- young professional new housing options
- We need I 20 to connect directly to Fort Gordon
- Education and training
- Higher education like UGA campus extension
- Jobs... IF the population is growing as large as it is projected to grow, those people will be moving further and further westward, pulling them farther from the Augusta job center. Need jobs in Columbia County that are commensurate with the population education.
- more professional jobs
- With regards to the previous slide, I'm against public transit.
- We need a hospital
- Protection of existing single family neighborhoods from the loss of open spaces and tree cover.
- Better employment base
- Diversity of housing options to address increasing variety of household types and sizes
- Need to focus on job creation.
- Access to Internet services
- The county/state needs to exempt state tax for military retirees
- technical education

- Public Transit
- Lack of amenities for young adults
- Career opportunity awareness



 Poll locked. Responses not accepted.


## What are the biggest issues around workforce development?



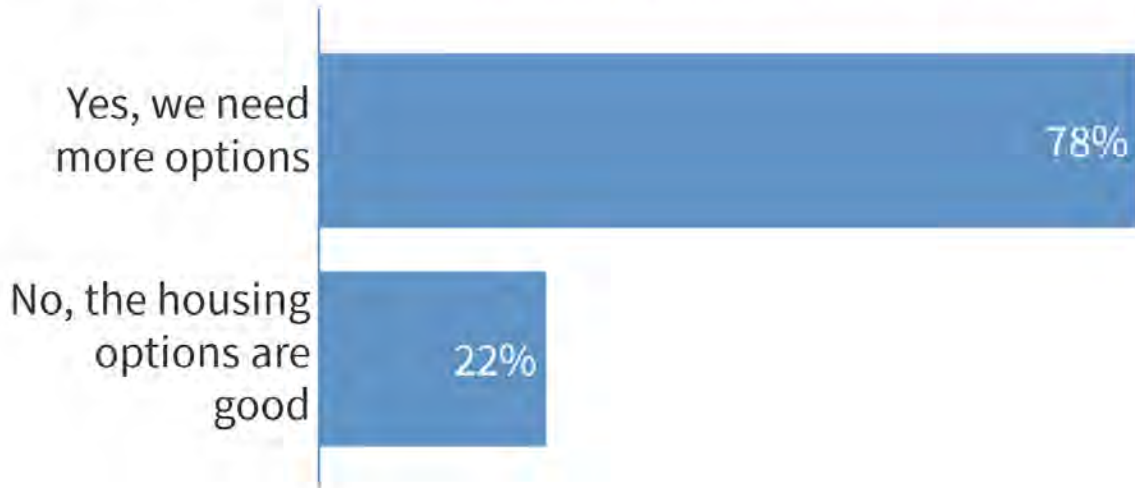
### Prosperity – Issues & Opportunities


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- Also with Fort Gordon as the regions number one employer, we must grow Cyber professionals locally
- Allowing higher density in residential while maintaining quality
- More collaboration with other cities and towns
- More high end employers in Columbia county to reduce commute
- Need product to support company growth and job creation
- Apprenticeships are a great way to utilize young able-bodied workers that are underemployed
- Cost of travel from home to jobs
- Quality and security/stability of jobs offered
- more collaboration between industry and education
- Working with the county to adopt codes and ordinances to allow more affordable housing is #1
- We need more jobs within the county.
- Need to engage those not participating in the labor force

### Place

 Poll locked. Responses not accepted.

### Should the county work to diversify housing options?

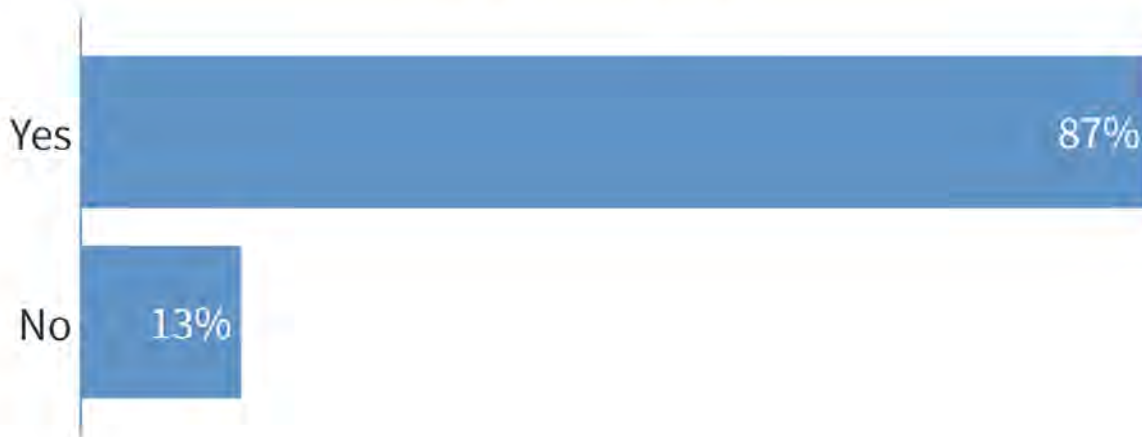


 Poll locked. Responses not accepted.

### Are you engaged in the ARTS 2050 Metropolitan Transportation Plan Update?



## Is there a need for a county specific transportation plan, outside of ARTS?



### Place – Issues & Opportunities

- Re-development of commercial space in Martinez
- More stringent code for self storage facilities
- Family fun things
- Destination based policies to attract destination retailers
- Redevelopment of outdated commercial areas along Washington and Columbia roads
- How do we add community infrastructure (parks, amenities) to existing neighborhoods?
- Re-development for professional look of businesses
- Breweries
- More restaurants and retail to serve the growing north end of the county along William Few Parkway.
- Planned business and industrial parks
- Need to recruit a higher quality of residential and community developers
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- Consider how to add designated green space to each subdivision
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- Existing roads, specifically through neighborhoods, need better maintenance.
- Developments with quality of place, not just a subdivision
- we need affordable land for houses
- We need nodal activity, retail and entertainment centers through out the county, especially as it grows west.

- Lake development
- Public pools/ aquatic center
- 3644 acs is a lot of park area
- Embrace work place access public transportation.
- Sidewalk connectivity
- Martinez is still a densely populated part of county but it's under served by the parks and recreation opportunities.
- More boat ramps to access the river/lake.
- Those are actually spot on!
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## Comments from Participants

### **General Comments:**

- Wow, did not realize the magnitude of growth in the county
- Does the Evans data include William Few Parkway and Bartram Trail?
- Is the Grovetown growth in the city limits or the zip code?
  - *Grovetown growth is based on the City limits.*
- With Fort Gordon as the regions number 1 employer - there is a world-wide shortage of cyber professionals
- It might be interesting to see a population heat map of the county with park locations overlaid.
- Comments regarding the Community Survey
  - Can the survey link be put on the County Facebook page so that we can share it?
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### **Questions from Participants:**

- How the personal income data compare to the average wages of the workers earning a wage in Columbia County?
- I would also add labor force participation as a major issue to workforce development
- I would be interested in seeing how the industry mix percentages have changed in the last decade. I.E. we may have added or lost jobs in certain industries, but the total number of jobs has also increased. Have any industries seen more or less volatility in employment numbers?
  - *Manufacturing has lost the most jobs in the last 10 years.*
  - *We can look into what specific manufacturers.*
- Is there a map we could see of what area ARTS covers in Columbia County?

### **Action Items:**

- Send out the presentation slides and data assessment document
- Look into creating a population heat map with parks
- Make map showing the area covered by ARTS



**Steering Committee Meeting**  
**VISION 2035 COMPREHENSIVE PLAN UPDATE**  
**MAY 11<sup>th</sup>, 2020 VIRTUAL MEETING**  
**6PM**  
**MEETING SUMMARY**

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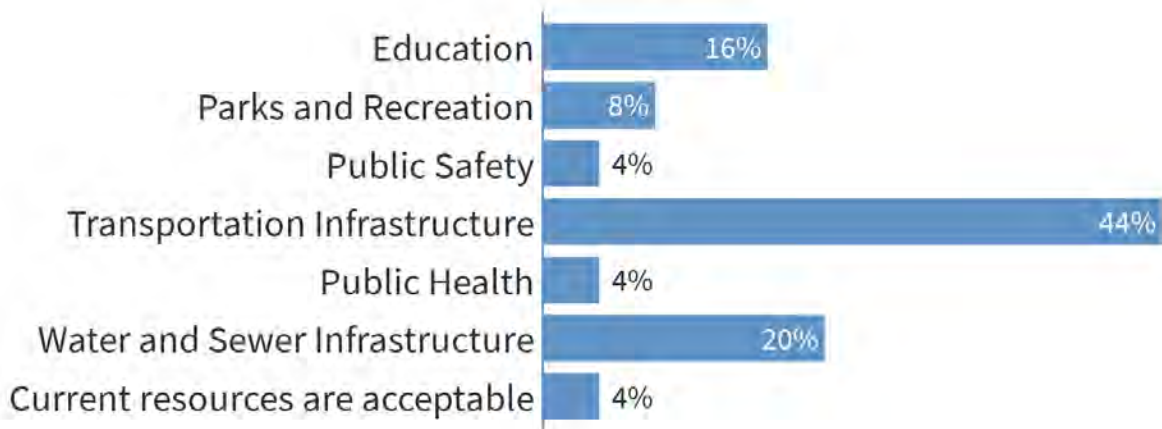


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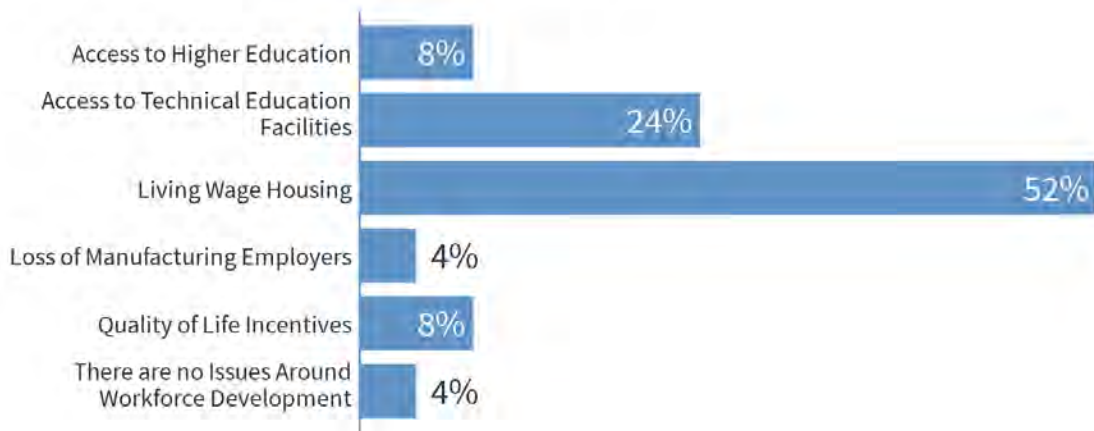
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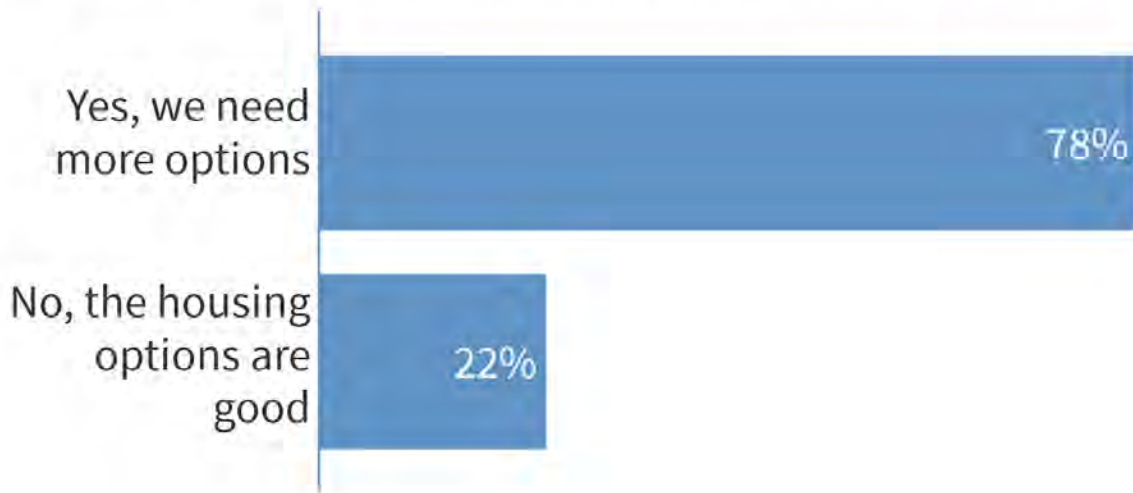


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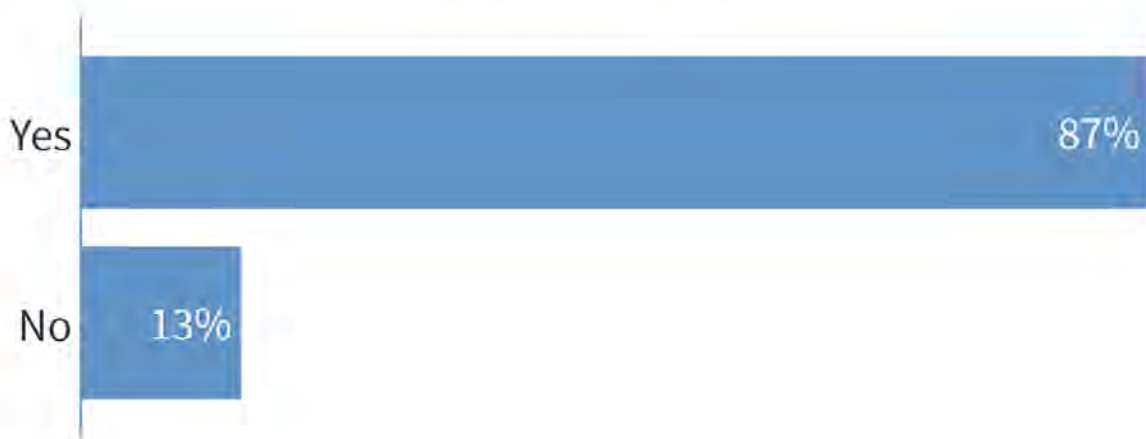
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**Steering Committee Meeting**  
**VISION 2035 COMPREHENSIVE PLAN UPDATE**

**June 25, 2020 6:00 – 7:30 PM**

**AGENDA**

- 1. Update on the Community Survey**
- 2. Review of Results from Development Patterns Workshop**
- 3. Group Activity – Character Area Mapping Exercise**
- 4. Presentation of Group Activity Results**
- 5. Next Steering Committee Meeting**

---

**GMC**

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Please sign in and provide the requested information.  
 This information will be used for meeting minutes and records.

VISION 2035

STEERING COMMITTEE  
 6/25/2020

Name	Address	Email
Harold Sparrow	1135 Riverside Dr Evans, GA 30809	hsparrow@columbiacountyga.gov
DAVID STEVENS	CITY OF HALLEN 1071 Industrial Park Dr Evans	DSTEVENSON@HALLENGA.ORG
Jason Whinghter	4426 Evans to Locks Rd Evans Ga	jason.whinghter@rivergroup.com
Keith Lawrence	7025 Evans Town Center Blvd, Evans, GA	klawrence@megbohm.com
Reagan W. Williams	104 Hruszky Ln Evans GA	rw.williams@megbohm.com
Jason W. Blanchard	520 Thrasher Trail Evans, GA	jasonblanchard@usnie.gov
Daniel Harris	584 Huntedown Rd, Evans	dharris@ccboe.net
Diane Legardo	4223 Green Ivy Lane	diane@jordantruther.com
Taylor Edwards	707 Michaels Cir Evans	tedwards@develop.columbiacounty.com
Sylvia Burr	306 River Retreat Dr	sburr@ok.org
David DeKle	6500 Retreat Ct Appling, GA	ddekler@clav.ddekler.com
Andrew Finch	4701 Walnut Hill Dr Evans	775@comcast.net
MICHAEL WITSE		MWITSE@YAHOO.COM



Please sign in and provide the requested information.

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Name	Address	Email
Judy Brown	4166 Tindall, Greens	J4browns@aol.com
Frank Lee	3548 Graide Way	Franklee@Synavus.com
Tammy Shepherd	366 Farmington Dr.	tammy@columbiacountycharter.com
Lloyd DeFoor	6430 Ridge Road	Lloyd@DeFoorRealty.com
Bill Jackson	2823 Dorier Rd	billyj@tilecentr.com
Mick Herbert	1060 Herbert Lane	herbertm53@comcast.net



# Steering Committee Meeting

## VISION 2035 COMPREHENSIVE PLAN UPDATE

June 25, 2020 6:00 – 7:30 PM

### Meeting Summary

#### 1. Update on the Community Survey

Courtney Reich, GMC, presented on the results of the Vision 2035 Update Community Survey. The presentation is attached.

#### 2. Review of Results from Development Patterns Workshop

Courtney Reich, GMC, presented on the results of the Development Pattern Workshops. The presentation is attached.

#### 3. Group Activity – Character Area Mapping Exercise

The Steering Committee broke up into 4 group to review and make comments on the current Character Area Map and Development Strategy. Copies of the maps with markups from the groups is included in this meeting summary.

#### 4. Presentation of Group Activity Results

Each group presented their comments to the rest of the Steering Committee. A summary of the comments is included here:

- Future development may necessitate schools in the rural area.
- Additional Neighborhoods along I-20, along Louisville/Old Washington/Tubman out to Kiokee, expansion of White Oak.
- Additional Activity Center at Louisville Rd. Exit
- Industrial center on Columbia Road?
- Expand Activity center to Columbia Rd/Belair Rd Intersection
- Riverwatch and Fury's Ferry should be corridors
- Riverwatch corridor should be split at Baston where it would be heavy commercial/industrial. East of Baston is should be C-C, West of Baston P-I

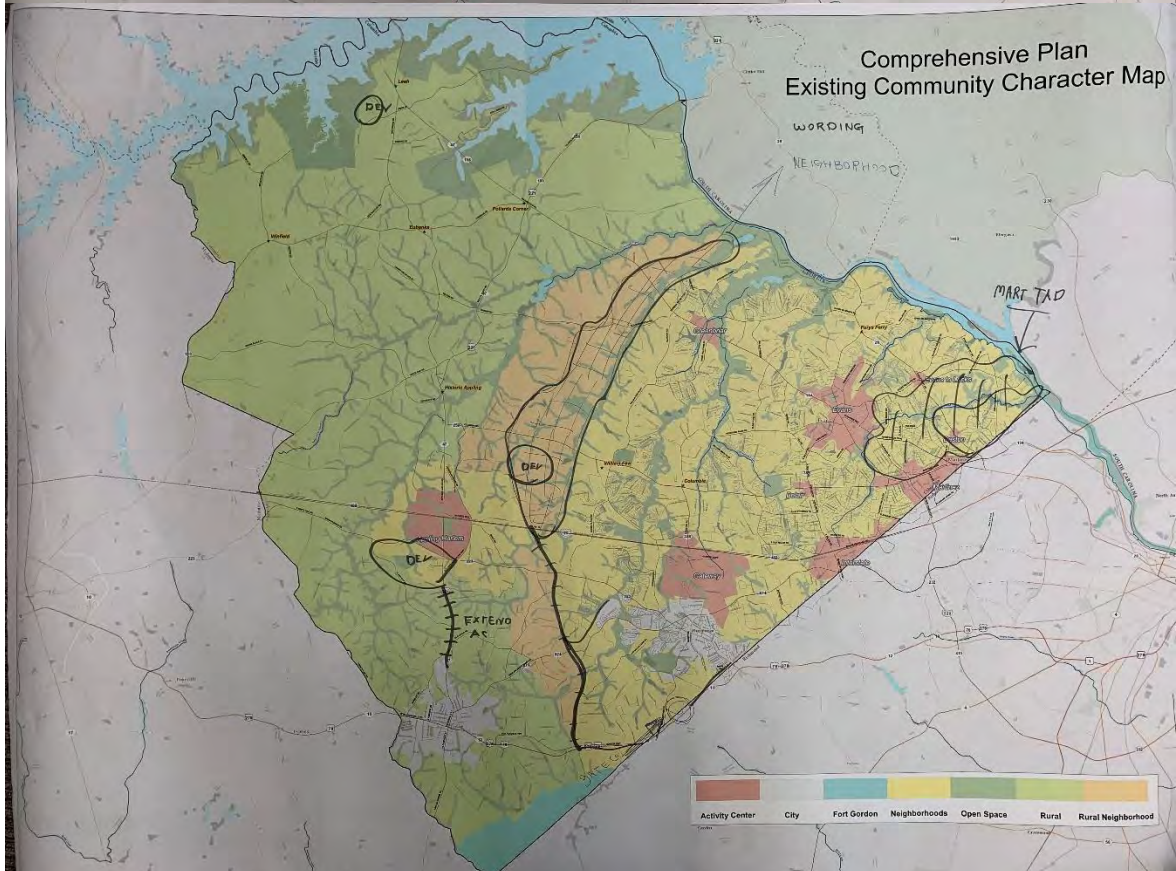
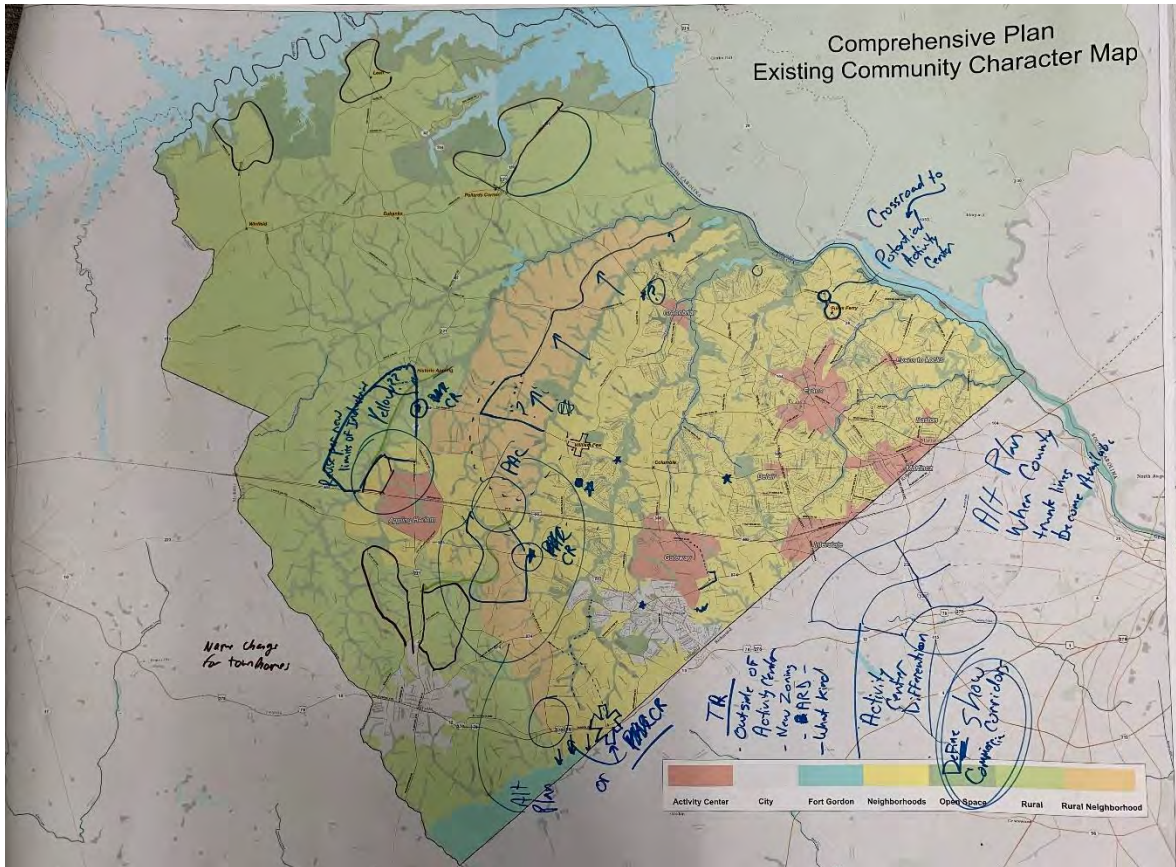


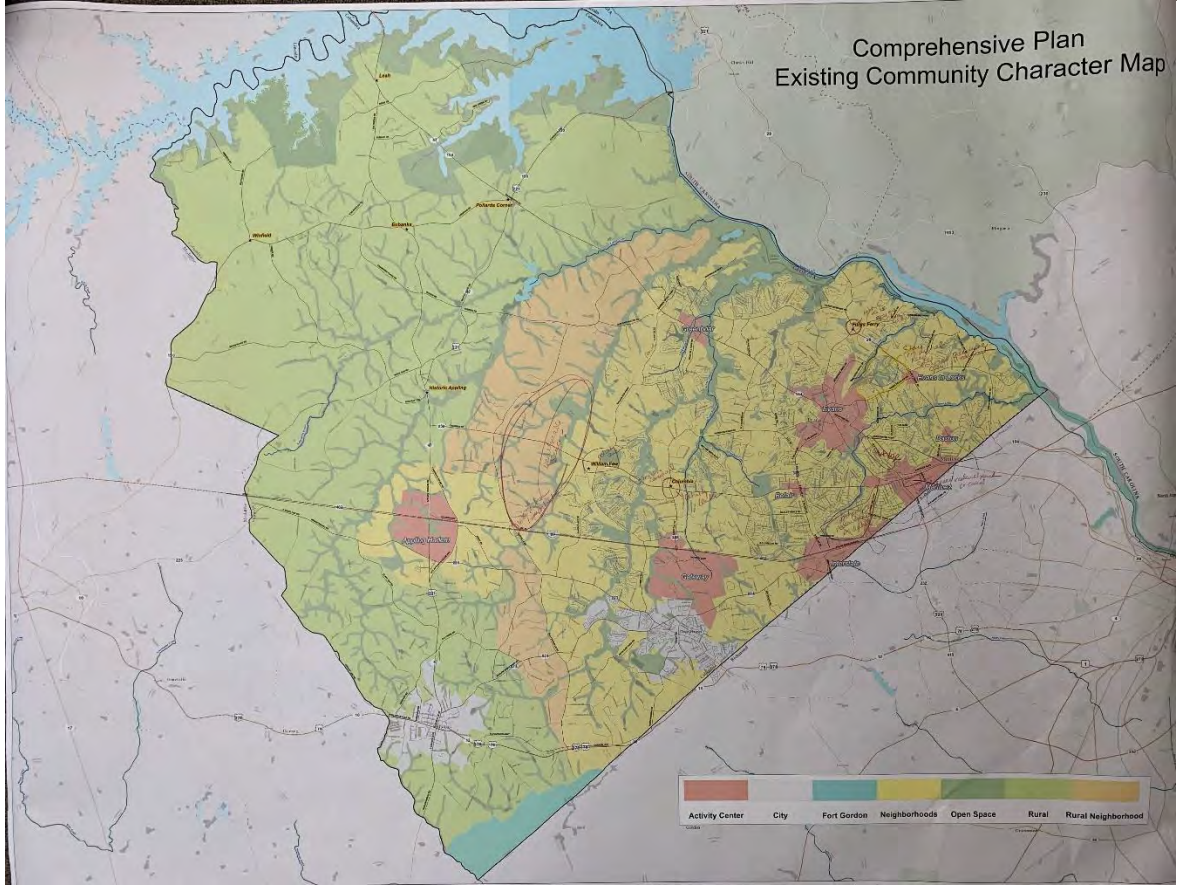
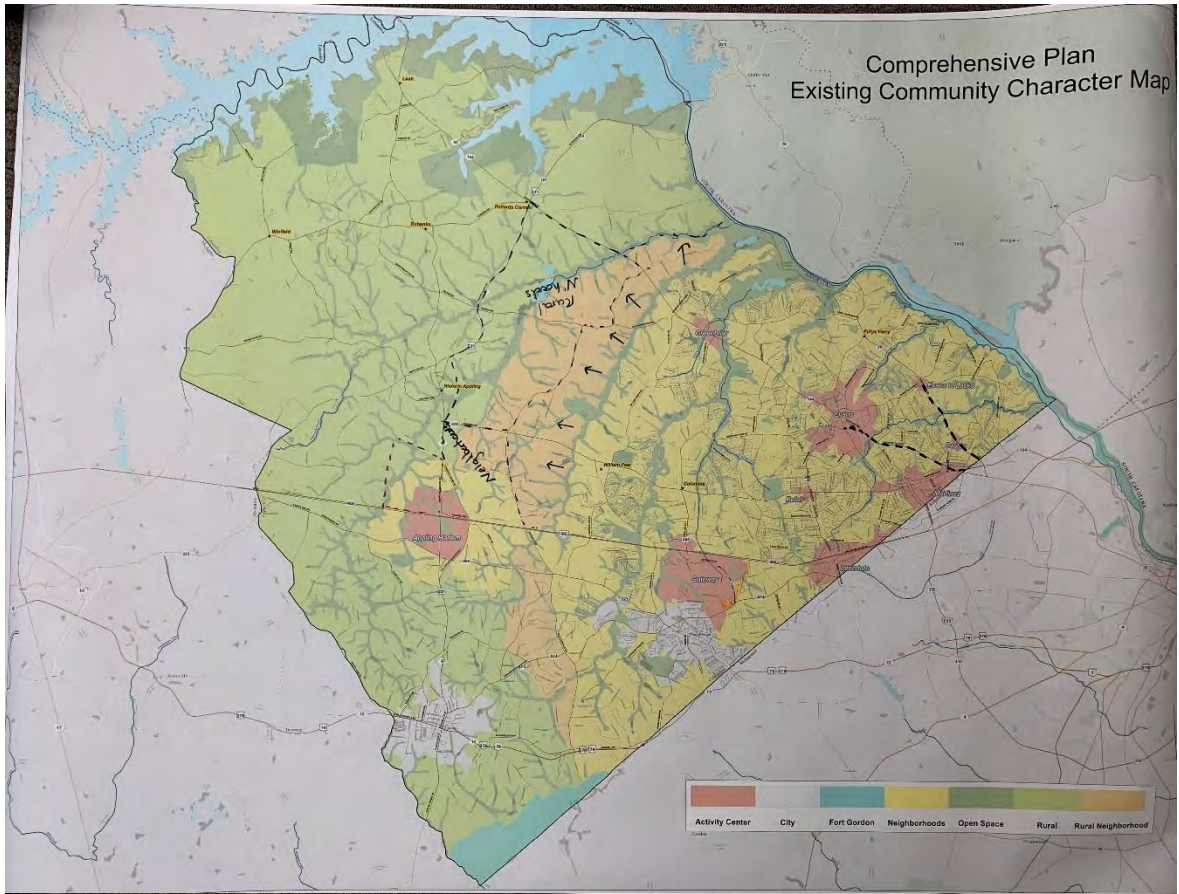
- Fury's Ferry should be commercial and professional, no industrial. Primarily restaurant and retail.
- Trail connections to Belair/Flowing Wells area, Gateway Park and all County parks.
- Gateway Activity Center could expand
- There should be a local restaurant out at the lake, similar to Oconee
- Western boarder of neighborhoods should expand westward to Louisville/Old Washington/Tubman in order to allow sewer to be provided to the whole valley.
- Appling-Harlem Activity Center needs to be expanded to the limits of the new industrial development. Residential neighborhood development is expanding to the southwest. Activity Center should be expanded down Appling Harlem Road.
- Add Crossroads at Future Gate 6 and Gordon Highway, Wrightsboro and Louisville Road, Hardy McManus Rd and Hwy 28.
- A Martinez TAD should be considered in the strategy
- Rural neighborhood should be expanded to Scott's Ferry Rd.
- Columbia crossroads should be an activity center and could handle more neighborhood commercial development.
- Area between Interstate Activity Center and Martinez Activity Center is in need of redevelopment.
- Old Evans Road area needs redevelopment.
- Protect closed golf course area as permanent greenspace.

## **5. Next Steering Committee Meeting**

Next meeting is scheduled for Monday, July 13 from 6 to 7:30. The agenda will be as follows:


1. Transportation projects and needs
2. Development patterns preference survey
3. Lake area planning






COLUMBIA  
COUNTY  
VISION 2035  
COMPREHENSIVE  
PLAN UPDATE

**VISION 2035**  
COLUMBIA COUNTY, GEORGIA



Columbia County Comprehensive Plan  
Adopted March 13, 2016



**GMC**

Vision 2035 Update Steering Committee, Meeting #3  
June 25, 2020

1

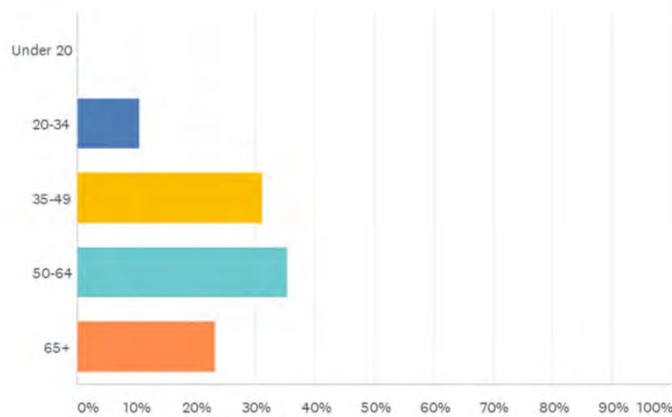
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2

## Community Survey (As of 6/18/20)

- 979 respondents
- 960 live in Columbia County, 634 have lived here more than 11 years
- 912 are homeowners & 248 work in Columbia County



3

## Top Reasons people live here



The general aesthetics and attractiveness of the County



The quality of schools



Quality / pace of life



Employment/Job Opportunities

4

# Natural Resources

## Environmental Issues of Concern

- Water Quality
- Greenspace/Openspace Preservation

## Important Recreational Facilities

- Parks
- Trails/Paths



5

# High Priority Issues of Concern

1. Guidelines/Standards for future development (residential)
2. Managed Growth
3. Traffic Congestion
4. Guidelines/Standards for future development (commercial)
5. Small Business Retention & Recruitment
6. Road Construction
7. Greenspace Preservation



6

## High Priority Issues of Concern

8. Job Creation/Employment
9. Greenways & Trails
10. Broadband Internet Access
11. Walkable Communities
12. Recreational Parks
13. Restaurant/Retail Development



7

## Housing Types



### More

- Single Family Homes

### Less

- Apartments
- Mixed Use Residential
- Mobile Homes
- Duplexes

### Same

- Town Homes

8

## Residential Development should...

- Allow for increased density within a development, but with a parallel increase in greenspace within that development
- Be limited to specific areas of the County
- Assess impact fees to help fund infrastructure costs and maintenance
- Be closely managed, but allowed based on existing densities nearby

9

## We need housing for....

- Housing for young couples/families
- Housing for people that earn a living wage
- Retirement Communities (55+)
- Housing for disabled or individuals with special needs



10



# Commercial Development

## Needed Businesses

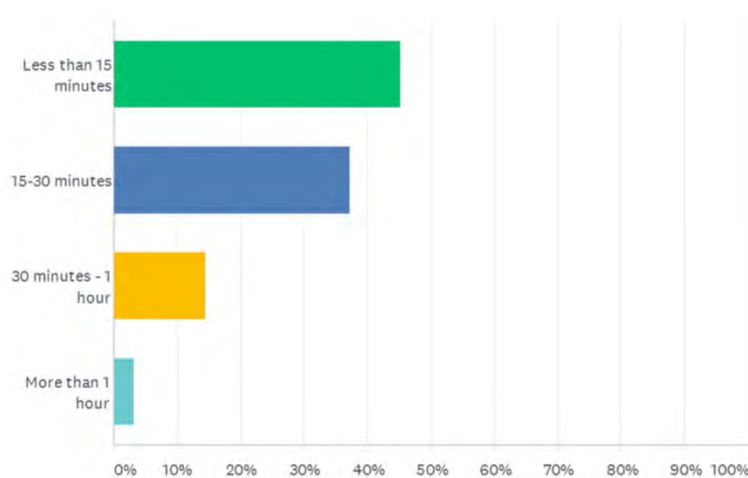
1. Restaurants
2. Family Entertainment
3. Retail/Shopping
4. After Work Hours Entertainment
5. Hotels

## Located in...

1. Established commercial areas
2. Underutilized or vacant property
3. Close to the interstate
4. Along major road corridors
5. In mixed use developments
6. At rural crossroads

11

## How long is your commute to work?



12

## Transportation Options

### Satisfied

- Availability of recreational trails/paths
- Road safety for cars

### Dissatisfied

- Availability of sidewalks
- Availability of bicycle lanes
- Traffic conditions
- Road safety for bicyclists

13

## Development Pattern Goals



1. Improve corridors and connectivity.
2. Protect and enhance established neighborhoods.
3. Promote high quality new construction.
4. Preserve rural development patterns in the Clarks Hill Lake and Appling Areas.
5. Create vibrant activity centers

14

## Social & Economic Development Goals

1. Maintain high quality of community services for the citizens of Columbia County
2. Provide infrastructure to accommodate desired development, including target industries identified by the CCDA.
3. Enhance recreation opportunities for residents
4. Create new employment opportunities by recruiting new employers and expanding business diversity.
5. Capitalize on natural resources as an economic development tool.

15



## Development Pattern Workshops

- Monday, June 8, 2020 – Columbia County Administrative Complex
- Wednesday, June 10, 2020 – Columbia County Exhibition Center
- Stations w/interactive survey via smart device

16

# Eight Stations

OPEN SPACE

RURAL

RURAL NEIGHBORHOODS

NEIGHBORHOODS

COMMUNITY CROSSROADS

ACTIVITY CENTERS

CORRIDORS

DEVELOPMENT PATTERNS

17

## Public Feedback at Stations

Summation-- The following buzzwords were mentioned in the comments received:

Word:	Count: (approx.)
New Park/playground	14
Walkability/Sidewalks/Biking	11
Grocery stores	8
Trails	6
Recreational facilities	6
Connectivity (between roads, trails, etc.)	5
Trader Joes	5
Trolley system	4

18

## General Comment Summary

- Need for more parks/playgrounds
- Need for more grocery stores
- Need for better connectivity between roads
- Need for more sidewalks and crossroads
- Need for better, more creative, traffic control (i.e. roundabouts, traffic diamonds, etc.)
- Recreational opportunities and housing for ages 55+

19

## Specific Character Area Comments

### Corridors

- Need for more “inter-connectivity” between the roads in the county – particularly William Few, portions of Hereford Farm Road, and Louisville Rd.
- Connectivity between Ft Gordon and the northern areas of the county. Lewiston Rd and Belair are overwhelmed at times.

### Community Crossroads

- Columbia Community Crossroad could support additional commercial development
- Leah and Pollards Corner Crossroads could support uses that appeal to lake visitors/campers and the rural community.
- Protect Historic Appling Crossroad from traffic related to Appling-Harlem commercial development.

20

## Specific Character Area Comments

### Neighborhoods

- Add sidewalks/safety improvements in older areas
- New development should have amenities
- Neighborhoods near Applig should not be dense.
- Design and quality of attached/multifamily units should be same as single family homes.
- Larger lots are desirable.
- Range of options in subdivision, not all subdivisions need a full suite of amenities and associated cost.
- Save agricultural land near William Few Parkway
- Expand neighborhood area westward

21

## Specific Character Area Comments

### Rural

- Reduce size of lots to provide more open space.

### Activity Centers

- Add sidewalks/safety improvements in older areas

### Open Space

- Balance need for open space beyond floodplain into meaningful areas with public benefit
- Protect trees
- Area is generally appropriate

22

## Specific Character Area Comments

### Rural Neighborhoods

- Development may outpace the ability of the County to provide services.

### Development Patterns

- Growth is expected, especially related to Ft. Gordon
- Interest in new retail/restaurant options
- Design standards for non-residential buildings (like Evans)

23

# Interactive Station Results

---

284 responses

24

What types of property should count towards the County's 20% Greenspace goal?



Natural, undeveloped areas that are publicly owned (82.7%)



Active park land (55%)



Natural, undeveloped areas that are privately owned, but with a Conservation Use (50%)



Floodplain (35%)



Natural, undeveloped areas that are privately owned (25%)



Agricultural land (23%)

25



90% of respondents felt the Greenspace goal should be 20% or higher... but only 20% of respondents would be willing to contribute 20% of their property to this goal.

26



## Rural Areas

77% felt lot sizes should be 2.5 acres or higher in rural areas.

Allowable land uses should not include contractor's offices or dog kennels.

Sewer service should be allowed in rural neighborhoods, but lots sizes should remain at 1 acre and above.

41% felt rural neighborhood area should be expanded to the west.

27

## Neighborhood S

75% say require sidewalk & trail connectivity

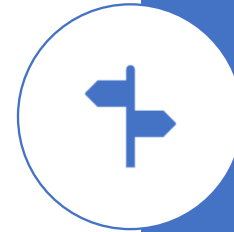
66% say preserve more than 10% greenspace, but only 30% are willing to give up their lot to accomplish this goal.

49% say that neighborhood areas should be for single family homes only.

28

## Community Crossroads

- Develop plans for crossroads
- Most people felt that existing development is acceptable and that it should be limited to professional office or small-scale commercial development.



29

## Activity Centers

- Don't allow auto repair, self storage or contractor's offices
- Apartments and condos are now specifically allowed in Evans, Martinez and Gateway, but should also be allowed in the Interstate commercial area. Baston and Belair may also be appropriate.
- Less warehousing in activity centers.

30

# Corridors

Belair Rd land uses should remain office use/professional.

Gordon Highway should remain light industrial and extend to the County line.

Riverwatch should be a corridor and should include commercial and professional uses.

Fury's Ferry should be a corridor (b/t Richmond County and Blackstone Camp Rd) and should include commercial, civic and professional uses.

31

## Travel Patterns

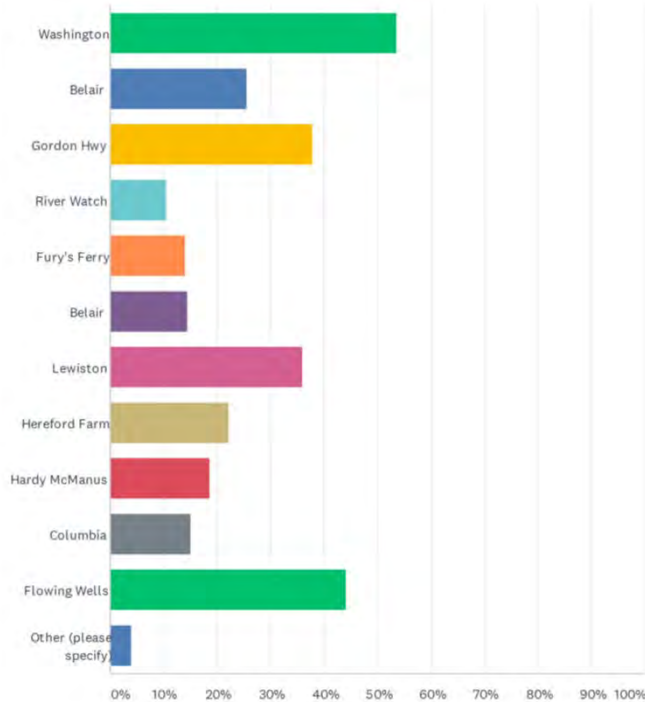
Which route do you prefer to travel?

Route	Percentage
Washington Road	~45%
Belair Road	~40%
Gordon Highway	~15%
River Watch	~75%
Fury's Ferry	~60%
Other (please specify)	~10%

32

## Travel Patterns

Which route do you avoid?



33

HOW SHOULD THE DEVELOPMENT STRATEGY CHANGE?

Group Activity

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# Steering Committee Meeting

## VISION 2035 COMPREHENSIVE PLAN UPDATE

July 27, 2020 6:00 – 7:30 PM

### Meeting Summary

#### 1. Online Meeting Procedures

Courtney Reich, GMC opened the presentation (attached to this summary) and discussed the procedures for the online meeting and the poll everywhere.

#### 2. Comp Plan Schedule Update

Courtney provided an update on the Comp Plan schedule, which has been extended due to COVID. The new dates discussed were:

- DCA granted extension of submittal deadline from February 2021 to June 2021.
- 8/10 - Steering Committee Meeting - Community Work Plan
- 9/17 – Mid Point Public Hearing (Tentative)
- 11/16 – Full Draft of Plan Update for Internal Review
- 12/14 – Steering Committee Meeting – Review of Draft
- 01/11 – Steering Committee Meeting – Review of Draft (if needed)
- 02/01 – Draft is released for public comment online
- 03/04 – Public Hearing to present Draft
- 03/15 – Steering Committee Meeting – Review public input on draft
- 03/30 – Present to BOC
- Submittal to DCA
- 06/01 – Adoption of Plan at BOC meeting

#### 3. Review of June 25th Steering Committee Meeting

Courtney provided a brief review of the previous Steering Committee meeting for those who were not able to attend. That meeting covered the following:

- Presented preliminary results of the survey. The survey is officially closed.
- Presented results from Development Patterns Workshop
- Broke up into four groups to discuss and propose changes to the Character Area Map
- Character Map & Development Patterns Section is currently being updated based on comments received.

#### **4. Development Patterns Preference Survey**

Courtney then initiated a develop standards and patterns visual preference survey that was conducted via poll everywhere. It covered Commercial standards, rural development patterns, and townhome/multi-family design. The results of the poll everywhere survey are attached.

#### **5. Transportation**

Rhonda Davis, GMC presented on transporation issues and projects within Columbia County. Her presentation is attached as part of the power point.

#### **6. The Lake**

Ed DiTommaso, GMC conducted a survey via poll everywhere to gather input from the Steering Committee members the future of the lake and how it can support the economy, environmental and qualiy of life in Columbia County. The presentation and results of that survey are attached.

Verbal comments received are summarized below:

- Lake Sinclair has a “waterfront commercial park” that is owned by the local government and includes a park, RV area, boat access, etc and is very nice.
- The County should start coordinating with the Army Corps of Engineers (ACOE) to see what, if anything, could be done by the County at the lake.
- Six (6) people in attendance were in favor of a hotel as the most need commercial business even though that option wasn’t available in the Poll Everywhere.
- Eleven (11) people in attendance were in favor of investing more County resources in developing the lake economy.
- GENERAL COMMENT ON PRESENTATION AS A WHOLE: While the process overall has been fair, this preference survey was not fair because the pictures presented were not realistic.

#### **7. Next Meeting**

Next meeting is scheduled for Monday, August 10<sup>th</sup> 2020 from 6 to 7:30. The agenda will be as follows:

1. Report of Accomplishments
2. Community Work Program
3. Draft of Community Vision
4. Process



July 27<sup>th</sup>, 2020

Vision 2035 Steering Committee

Please sign in

Name	Organization
Paul A. McDermid	Allison of C.A. - On South
James Conroy Ed Babin	University Health / Columbia County Chamber
Noyd DeFoor	DeFoor Realty
Jason Whyngher	Ivey Development
Dennis Ford	Iverson Transport
Jim Cox	Southwest Mobility



Vision 2035 Comprehensive Plan Update Steering Committee

July 27<sup>th</sup>, 2020 Meeting

Webex Attendees

Ed Burr

David Jenkins

Shelly Blackburn

Mike Wiltse

Cliff Sanders

Reagan Williams

Keith Lawrence

Andy Finch

Robbie Bennett

Taylor Edwards

Jason Blanchard

John Bryant

Billy Jackson

Mark Herbert

Judy Brown

Carrie Hodge

Tammy Shepherd

Bill Morris

Daniel Harris

Frank Lee

Matt Forshee

Tom Clark



July 27, 2020 5:44 PM from Will Butler to everyone: Good evening everyone. Please be sure you're muted when you arrive at the meeting.

July 27, 2020 5:48 PM from Billy (privately): the last email had meeting starting at 5 is that incorrect

July 27, 2020 5:49 PM to Billy (privately): It starts at 6PM.

July 27, 2020 6:01 PM from Will Butler to everyone: We're going to get started shortly. Waiting a handful of folks for the in person meeting.

July 27, 2020 6:06 PM from Will Butler to everyone: If anyone has audio issues please let me know.

July 27, 2020 6:06 PM from Robbie Bennett (privately): a little louder would help

July 27, 2020 6:11 PM from Will Butler to everyone: We'll be sending out a revised schedule after the meeting, so no need to frantically write this down if you don't want to.

July 27, 2020 6:15 PM from Andy Finch (privately): Thanks for that...I was in the frantic writing group, haha.

July 27, 2020 6:22 PM from Robbie Bennett (privately): Do commecerial standards include industrial?

July 27, 2020 6:22 PM to Robbie Bennett (privately): Not anticipated to.

July 27, 2020 6:27 PM from keith lawrence (privately): I do think that think can be done with larger buffers off the main road

July 27, 2020 6:28 PM to keith lawrence (privately): Yeah, it could. That is one of the easier ways to accomplish that method of design.

July 27, 2020 6:29 PM from Carrie Hodge to everyone: what did you way would be a good example of this?

July 27, 2020 6:29 PM from Will Butler to everyone: Serenbe in Atlanta was brought up by those in attendance. It is fairly well known.

July 27, 2020 6:30 PM from Will Butler to everyone: I can see if I can find a good link to send to everyone.

July 27, 2020 6:30 PM from Carrie Hodge to everyone: Ok just curious, I've never heard of Serenbe.

July 27, 2020 6:30 PM from Will Butler to everyone: www.serenbe.com will give an idea.

July 27, 2020 6:31 PM from Carrie Hodge to everyone: Thanks!

July 27, 2020 6:32 PM from Matt Forshee to everyone: what's the definition of a "townhome" is it differnet than a duplex or triplex?

July 27, 2020 6:33 PM from Will Butler to everyone: Surprisingly a triplex is a townhome.

July 27, 2020 6:33 PM from Will Butler to everyone: Under our definitions...

July 27, 2020 6:33 PM from Matt Forshee to everyone: would a quad court be a townhome under this definition?

July 27, 2020 6:34 PM from Will Butler to everyone: Depends on how it is set up. We have typically seen a quad court as smaller homes set up around a central courtyard.

July 27, 2020 6:35 PM from Will Butler to everyone: Or are you referring to a "big house" concept? Like in downtown Augusta?

July 27, 2020 6:38 PM from Will Butler to everyone: There was a question about cost of the big house concepts versus traditional construction. Will report shortly...

July 27, 2020 6:39 PM from Will Butler to everyone: Like many things, dependent on context and location. Plus number of units.

July 27, 2020 6:42 PM from Matt Forshee to everyone: just fyi... The audience comments aren't audible via computer...

July 27, 2020 6:42 PM from Will Butler to everyone: Question from the folks in the meeting regarding "public space" on the previous question. From our understanding of it, this would be typically for use by the residents, but there isn't any specificity that would not let the "public" use it.

July 27, 2020 6:43 PM from Will Butler to everyone: I'm going to provide the comments from those in attendance as quickly as I can in the chat.

July 27, 2020 6:45 PM from Will Butler to everyone: Acreage question: this is 20 acres for the Port Wentworth plan that is shown on the screen right now

July 27, 2020 6:48 PM from Robbie Bennett (privately): louder please

July 27, 2020 6:48 PM to Robbie Bennett (privately): Thanks.

July 27, 2020 6:56 PM from Tom Clark to everyone: We need a direct connector from I-20 to Fort Gordon

July 27, 2020 7:01 PM from Will Butler to everyone: The County did just commission a study regarding an interchange on I-20, so there is some potential for that connection.

July 27, 2020 7:02 PM from Will Butler to everyone: We'll be seeing some URL's for more information here in a minute. We'll send those out via email for your review.

July 27, 2020 7:04 PM from Carrie Hodge (privately): The transportation portion just now was very helpful. Thank you guys for including that.

July 27, 2020 7:05 PM to Carrie Hodge (privately): Not a problem. Glad it was helpful.

July 27, 2020 7:05 PM from Robbie Bennett (privately): he breaking up like crazy

July 27, 2020 7:06 PM to Robbie Bennett (privately): Any change?

July 27, 2020 7:07 PM from Robbie Bennett (privately): maybe a little. yes i think so

July 27, 2020 7:07 PM from Will Butler to everyone: Lake Sinclair was brought up which has overnight accomodations and has been a boom for the County. We'll be discussing that type of use/development here in a moment.

July 27, 2020 7:07 PM from Robbie Bennett (privately): nope

July 27, 2020 7:09 PM from Will Butler to everyone: Lake Sinclair being discussed...

July 27, 2020 7:10 PM from Will Butler to everyone: Discussion on different types of lakes. Georgia Power lakes versus Corps maintained.

July 27, 2020 7:10 PM from Will Butler to everyone: Corps=Army Corps of Engineers

July 27, 2020 7:11 PM from keith lawrence (privately): The buffer on river oaks off hardy McManus is way to small by the way

July 27, 2020 7:11 PM from Will Butler to everyone: Discussion on collaboration with the Corps regarding the lake use.

July 27, 2020 7:12 PM to keith lawrence (privately): I haven't been by there in a while.

July 27, 2020 7:13 PM from Robbie Bennett (privately): It won't let you select K

July 27, 2020 7:13 PM from Matt Forshee to everyone: is "charter" also "boat rental"?

July 27, 2020 7:13 PM from Will Butler to everyone: If you need to answer K, just put it in the chat

July 27, 2020 7:13 PM from Robbie Bennett (privately): K

July 27, 2020 7:13 PM from Tammy Shepherd to everyone: k

July 27, 2020 7:13 PM from Will Butler to everyone: Charter is like at the ocean

July 27, 2020 7:14 PM from John Bryant to everyone: K

July 27, 2020 7:14 PM from Will Butler to everyone: As in a charter for fishing

July 27, 2020 7:14 PM from Mark Herbert to everyone: K

July 27, 2020 7:15 PM from Tammy Shepherd to everyone: If you have a hotel, you will have a resturant

July 27, 2020 7:15 PM from Will Butler to everyone: That is a good point. You very likely will.

July 27, 2020 7:16 PM from Robbie Bennett to everyone: yes to eco-tourism

July 27, 2020 7:16 PM from John Bryant to everyone: yes

July 27, 2020 7:17 PM from Jason Blanchard to everyone: Define eco tourism

July 27, 2020 7:17 PM from tedwards to everyone: yes to the lake tourism

July 27, 2020 7:18 PM from Will Butler to everyone: eco tourism is attracting people to an area for the natural landscape that area has. For instance, people coming to the lake to hike the trails in the area, go out on the lake, and stay the night either in close proximity or at the park.

July 27, 2020 7:19 PM to keith lawrence (privately): What you got Keith?

July 27, 2020 7:20 PM from tedwards to everyone: Thanks!

July 27, 2020 7:23 PM from Will Butler to everyone: Question about the fairness of the

questions from those in attendance. They appear somewhat one sided.

July 27, 2020 7:23 PM from Will Butler to everyone: Or slanted.

July 27, 2020 7:23 PM from Will Butler to everyone: Questions are not realistic

July 27, 2020 7:24 PM from Matt Forshee (privately): Will - just you and me... who is sayng it's one-sided?

July 27, 2020 7:25 PM from Will Butler to everyone: From our perspective, we are looking for trends. We fully understand that questions can present a "perfect" world which may not be feasible. However, what we gather from that is how we can formulate policy. It isn't a direct correlation, but is used.

July 27, 2020 7:26 PM from Matt Forshee to everyone: A good ovrearching comment could be, a lot of these concepts could be good SOMEWHERE in Columbia County, but not EVERYWHERE in Columbia County. That's where neighborhood character areas in a planning map may need to come into play.

July 27, 2020 7:26 PM to Matt Forshee (privately): Developers.

July 27, 2020 7:27 PM from Carrie Hodge (privately): Very much agree with Matt Forshee's comment above

July 27, 2020 7:27 PM from Will Butler to everyone: Agreed Matt. Thanks for your insight.

July 27, 2020 7:29 PM from Will Butler to everyone: Thanks everyone!

July 27, 2020 7:29 PM from Tammy Shepherd to everyone: Yes, I like the polling.

# COLUMBIA COUNTY VISION 2035 COMPREHENSIVE PLAN UPDATE

## VISION 2035 COLUMBIA COUNTY, GEORGIA



Columbia County Comprehensive Plan

Adopted March 15, 2016



GMC

Vision 2035 Update Steering Committee, Meeting #4  
July 27, 2020


# AGENDA


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
- I. Online Meeting Procedures
- II. Comp Plan Schedule Update
- III. Review of June 25th SC Meeting
- IV. Development Patterns Preference Survey
- V. Transportation
- VI. The Lake
- VII. Next Meeting

# Virtual Meeting Tools - WEBEX

The screenshot shows a Cisco Webex Meeting window. At the top, there is a menu bar with 'File', 'Edit', 'Share', 'View', 'Audio', 'Participant', 'Meeting', and 'Help'. The main area displays a large video of Catherine Sinu. Below her is a toolbar with icons for mute, video, share, chat, help, and close. At the bottom, there is a gallery of other participants: Adrian Delamico, Catherine Sinu, Sherry McKenna, David Liam, and Alison Cassidy. A floating panel on the left shows meeting details. Callouts with dashed lines point to the floating panel, the toolbar, and the video layout controls in the top right corner.

Change your **Video Layout**  to control where you view video participants and panels on your screen.

Choose **Floating Panel View**  to position any panel where you want it - even on a second monitor.

Access the **Meeting Info**  to get details about the meeting.

Meeting controls hide when you're not using them and then re-appear when you move your cursor.

**Quarterly Analytic Visualizations**  
Host: Catherine Sinu

URL:  
<https://company.webex.com/meet/csinu>

Meeting number:  
555 123 456

video address:  
[csinu.company@webex.com](mailto:csinu.company@webex.com)

Audio connection:  
US Toll 1-555-123-4567  
US Toll Free 1-555-123-4567  
[Show all global call-in numbers](#)

Access code:  
555 123 456

# Virtual Meeting Tools - WEBEX



To connect audio and video, click this button



To mute and unmute, click this button



To turn your video on or off, click this button



# Virtual Meeting Tools



- Please mute your phone / connection.
- Use the chat box if you have a question or comment.
- Please engage!

# Schedule Update

- DCA granted extension of submittal deadline from February 2021 to June 2021.
- 8/10 - Steering Committee Meeting - Community Work Plan
- 9/17 - Mid Point Public Hearing (Tentative)
- 11/16 - Full Draft of Plan Update for Internal Review
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# Schedule Update

- 02/01 – Draft is released for public comment online
- 03/04 – Public Hearing to present Draft
- 03/15 – Steering Committee Meeting – Review public input on draft
- 03/30 – Present to BOC
- Submittal to DCA
- 06/01 – Adoption of Plan at BOC meeting

# June 25<sup>th</sup> Meeting Summary

- Presented preliminary results of the survey. The survey is officially closed.
- Presented results from Development Patterns Workshop
- Broke up into four groups to discuss and propose changes to the Character Area Map
- Character Map & Development Patterns Section is currently being updated based on comments received.

# DEVELOPMENT PATTERNS

Preference Survey

# Commercial Standards

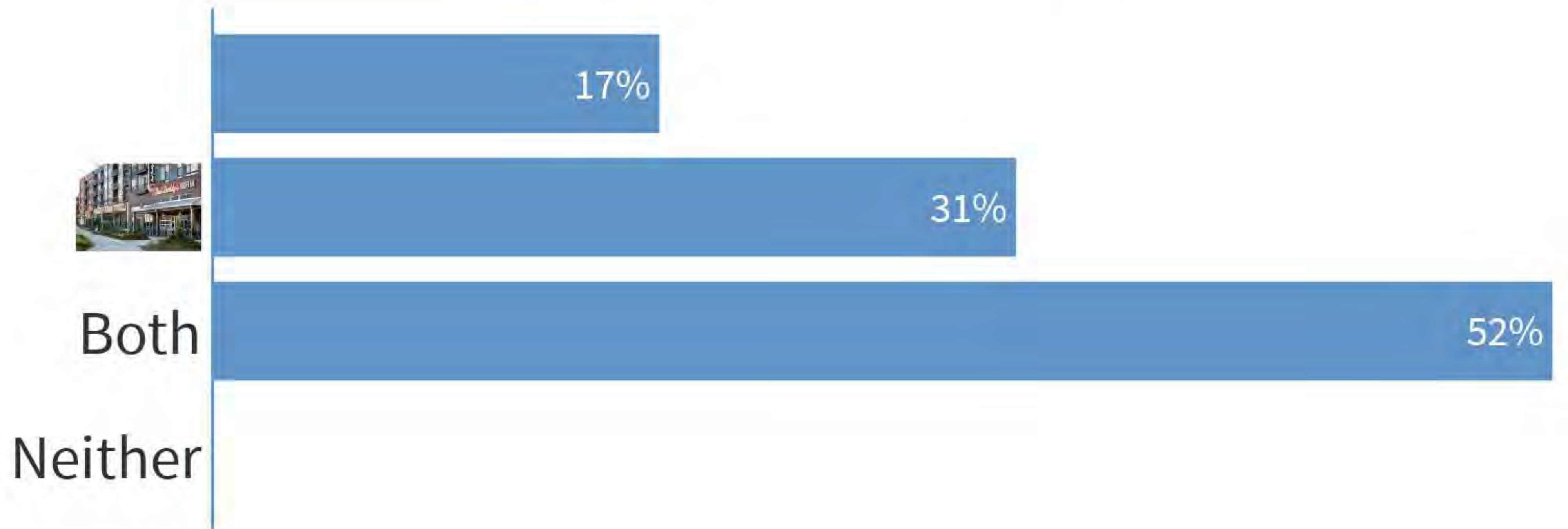
- Do you prefer a traditional design (left), modern design (right), both, or neither?



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Do you prefer a traditional design (left), modern design (right), both, or neither?



# Commercial Standards

- Do you think the height of the buildings in the pictures below is appropriate for activity centers in the County.





When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# Do you think the height of the buildings shown on the previous slide is appropriate for activity centers in the County?



# Commercial Standards

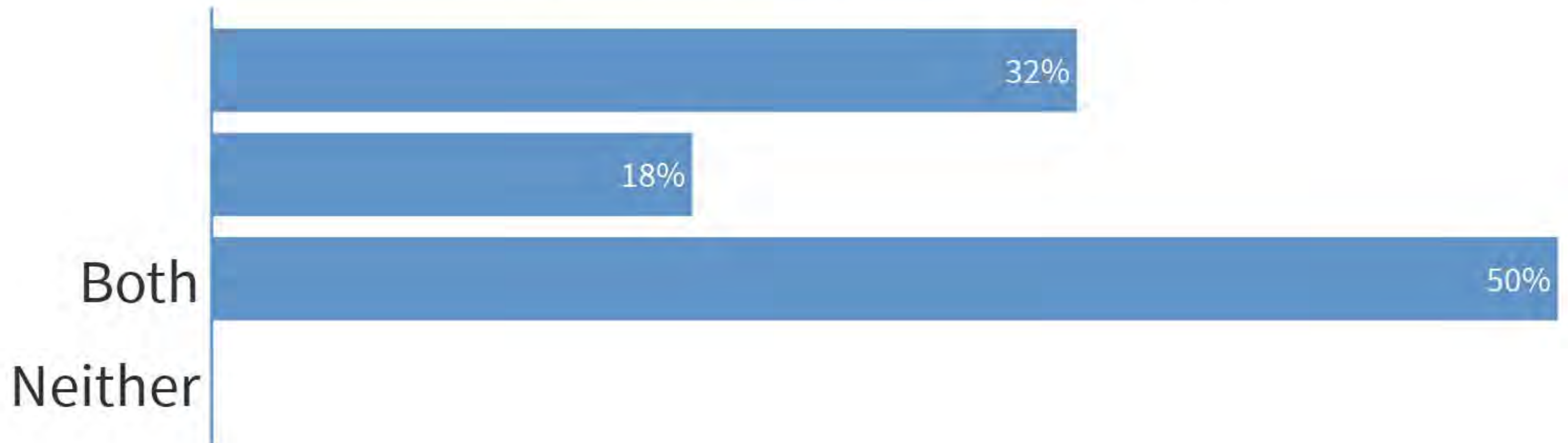
- Do you prefer a traditional Main Street concept (left), a contemporary outdoor mall layout (right), both or neither for commercial development in activity centers?



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# Do you prefer a traditional Main Street concept (left) or a contemporary outdoor mall layout (right) for commercial development in activity centers?



# Commercial Standards

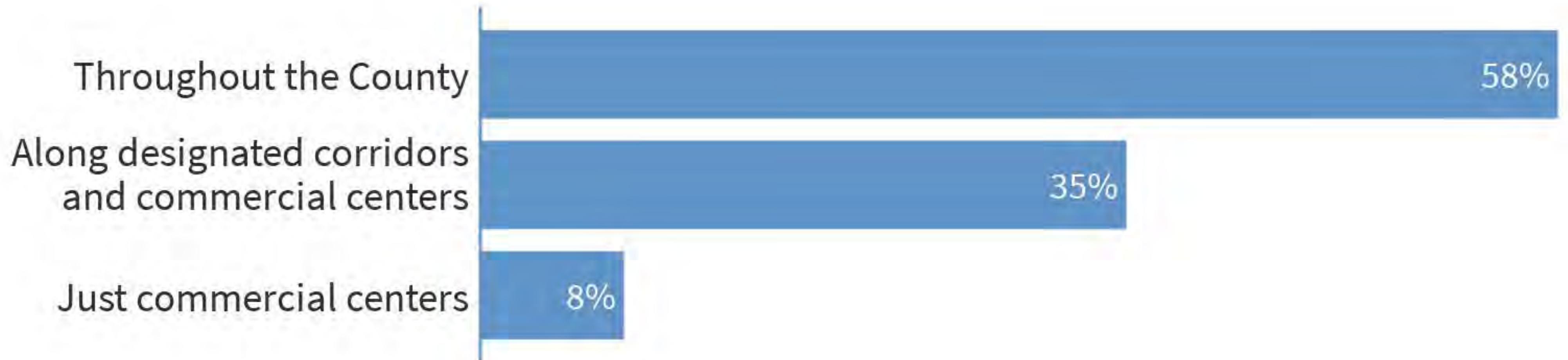
- Should the County have standards for commercial development throughout the County or just along designated corridors and within commercial centers/overlays.



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# Should the County have standards for commercial development throughout the County or just along designated corridors and within commercial centers/overlays?



# Commercial Standards

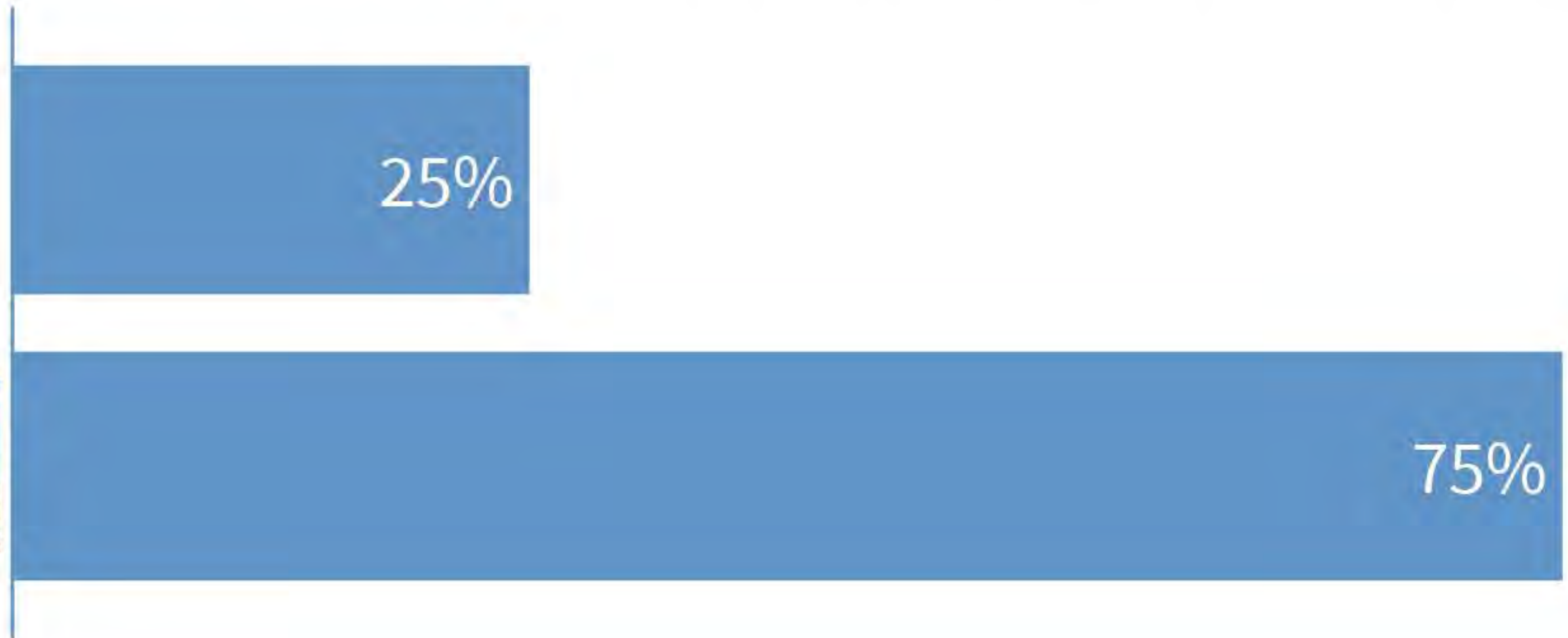
- Do you prefer standalone commercial uses or developments that allow for a mix of commercial and residential uses?



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# Do you prefer standalone commercial uses or developments that allow for a mix of commercial and residential use?



# Rural Development Patterns



**Undeveloped**



**Conventional  
Design**



**Conservation  
Design**



# Rural Development Patterns

- Do you think it is important to protect the rural corridors so that they retain a rural character?



Conventional

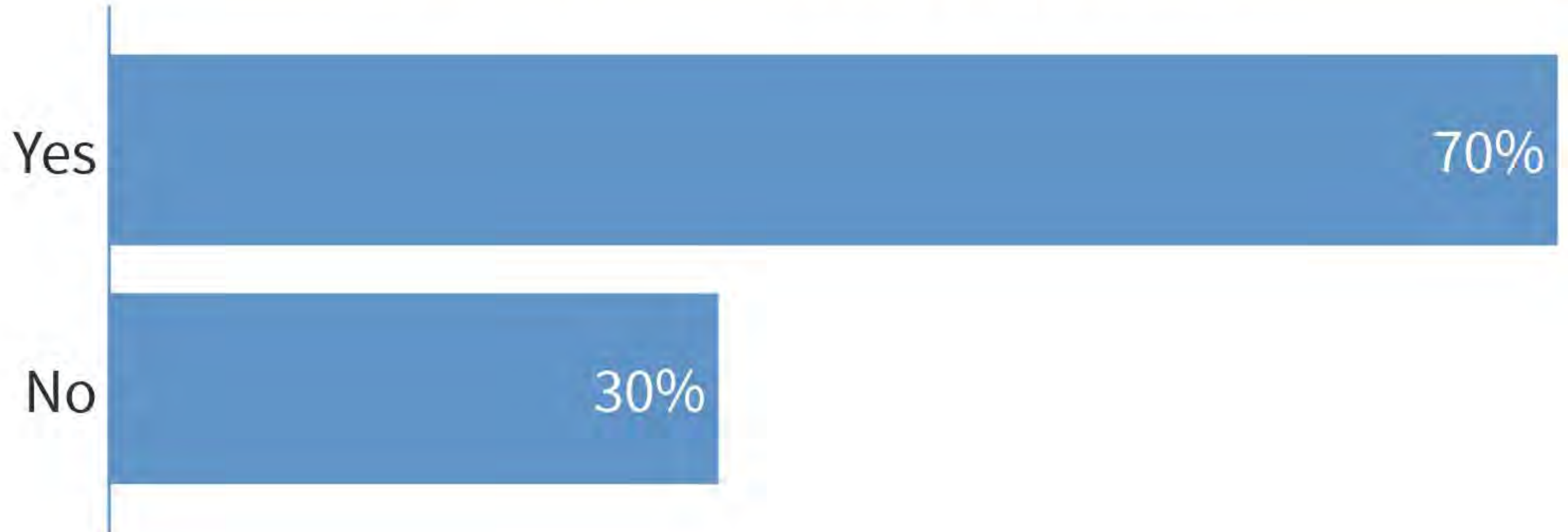


Design Based

When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Do you think it is important to protect the rural corridors so that they retain a rural character?



# Agricultural Subdivision Design

- Are you in favor of agricultural neighborhood designs that preserve land for active agricultural uses?



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Are you in favor of agricultural neighborhood designs that preserve land for active agricultural uses?



# Townhome / Multifamily Design

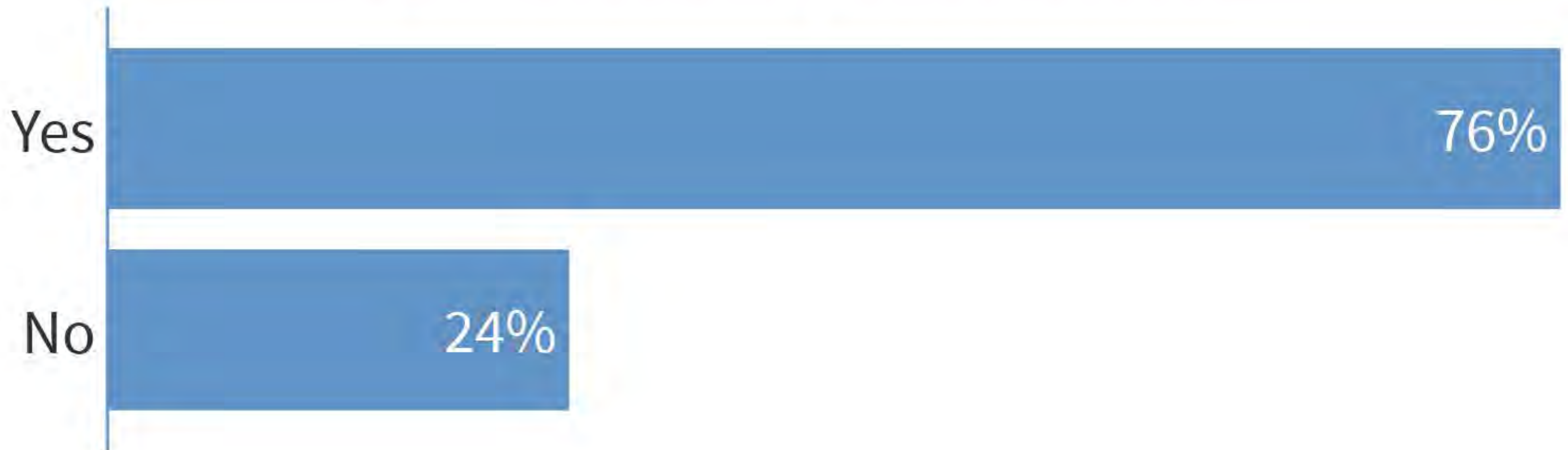
- Should the County have design standards for townhomes Countywide that would result in a similar look to the pictures below?



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# Should the County have design standards for townhomes Countywide that would result in a similar look to the pictures on the previous slide?



# Townhome / Multifamily

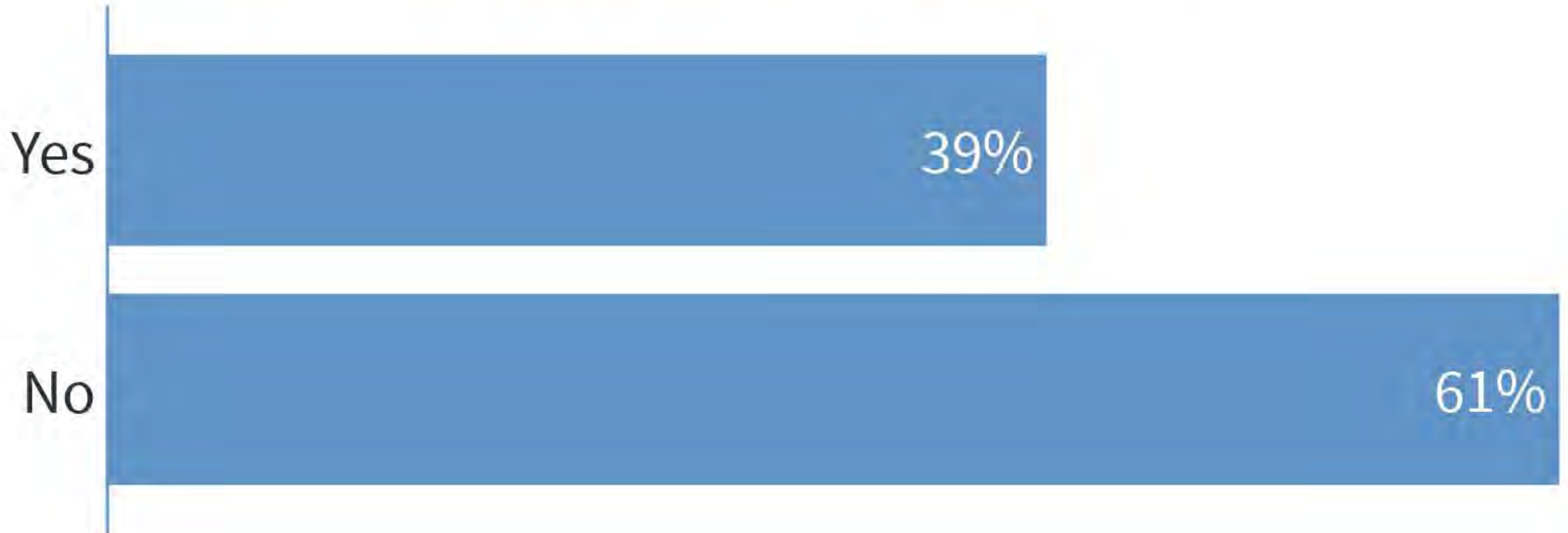
- Should the County adopt standards that require townhomes to have more than one story?



When poll is active, respond at [Pollev.com/brandonbias328](https://Pollev.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Should the County adopt standards that require townhomes to have more than one story?





# Townhome / Multifamily Design

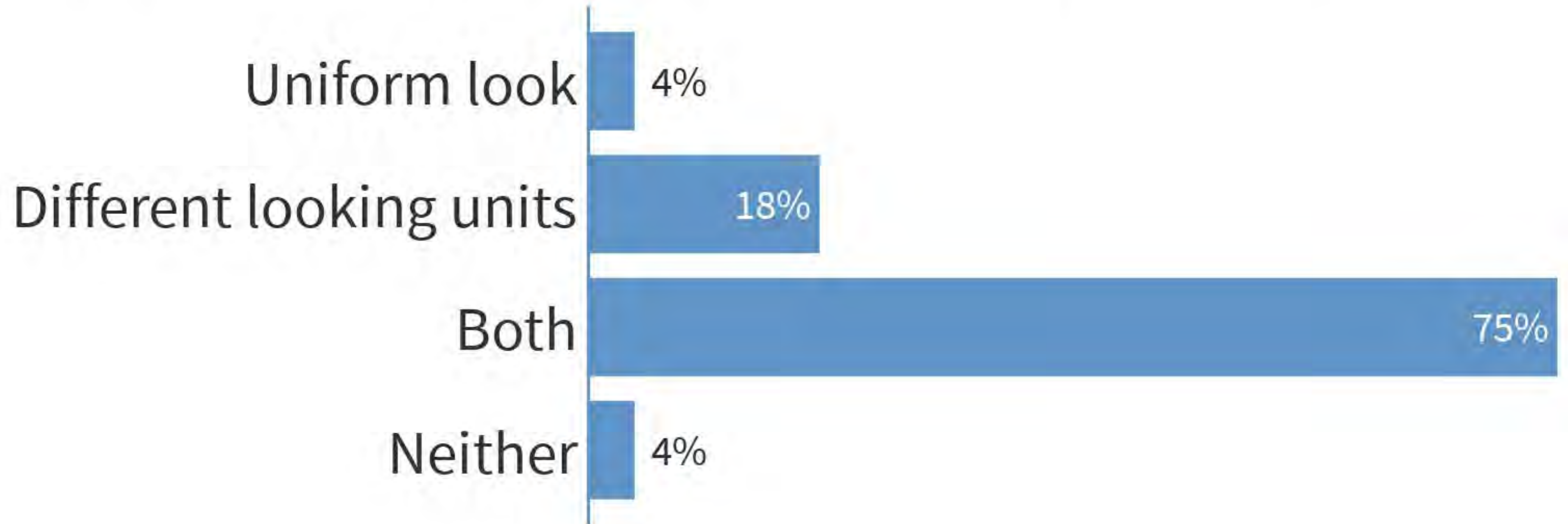
- Do you prefer townhome developments with a uniform look or ones where individual units looks different or both?



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Do you prefer townhome developments with a uniform look or ones where individual units looks different or both?



# Multifamily Design

- Which type of multifamily design is more suitable for Columbia County?



When poll is active, respond at [PollEv.com/brandonbias328](https://poll-ev.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Which type of multifamily design is more suitable for Columbia County?



# Townhome / Multifamily Openspace

- ❑ Should we require more useable, meaningful open space (shared public space) as part of townhome/multi-family residential developments?



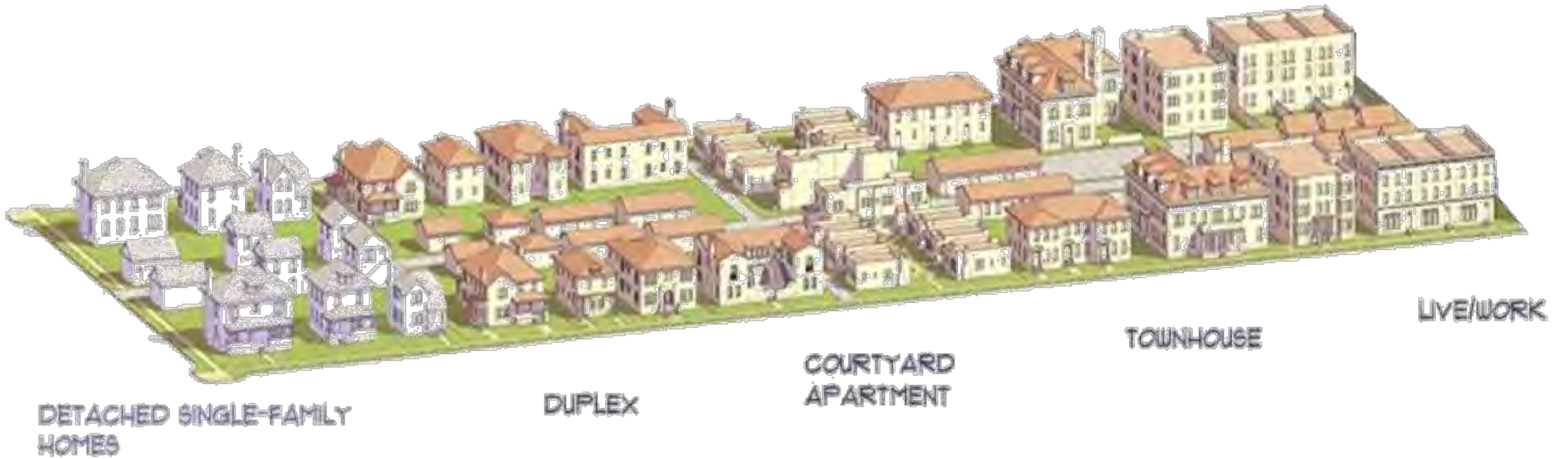
When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# Should we require more useable, meaningful open space (shared public space) as part of townhome/multi-family residential developments?



# Mixed Density Subdivisions



# Mixed Density Subdivisions

- Do you think the County should allow residential subdivisions that include a diversity of housing options and densities in transitional areas?







Armada Rd.

Barnsley Rd

Cantyre St.



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

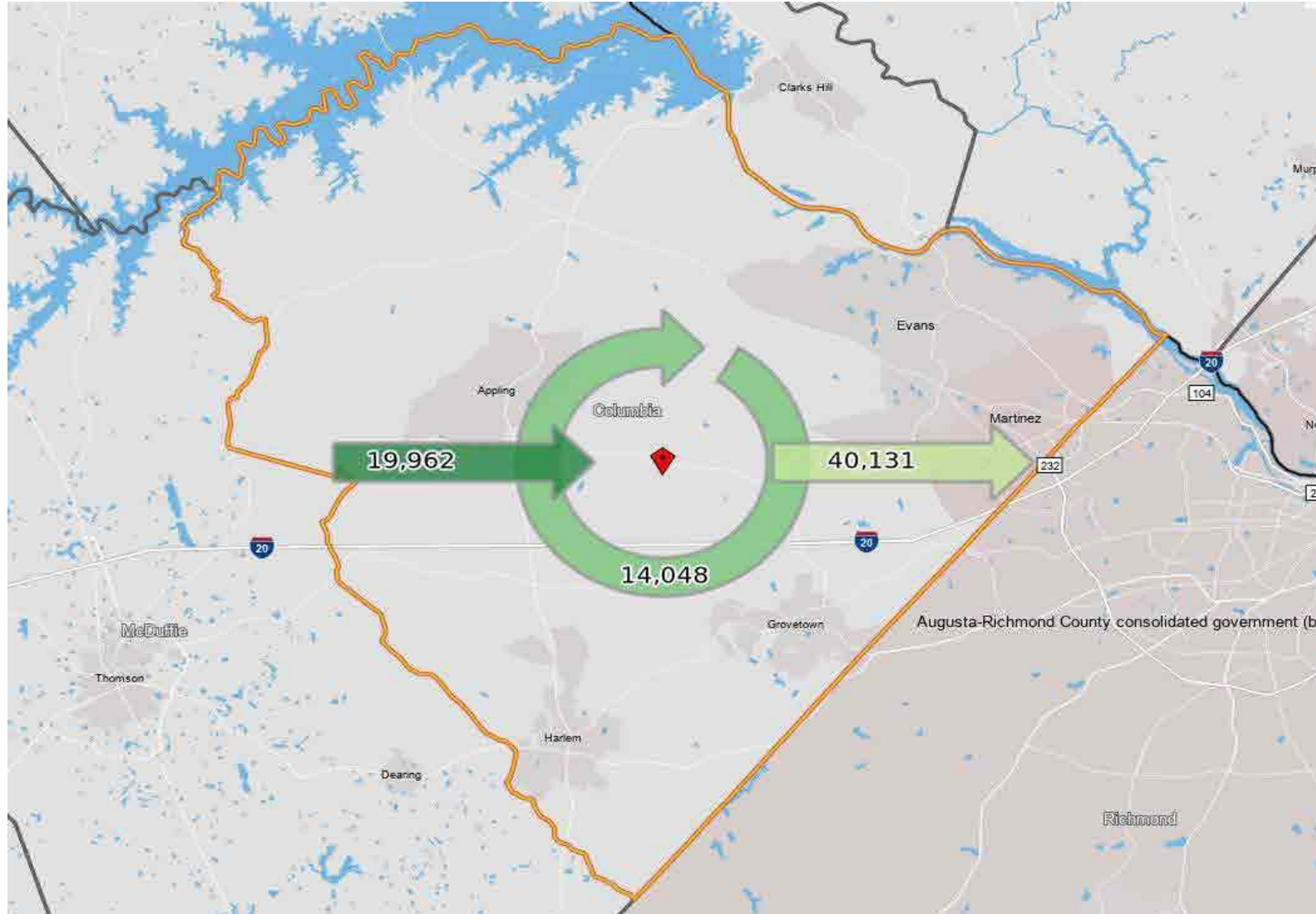
# Do you think the County should allow residential subdivisions that include a diversity of housing options and densities in transitional areas?

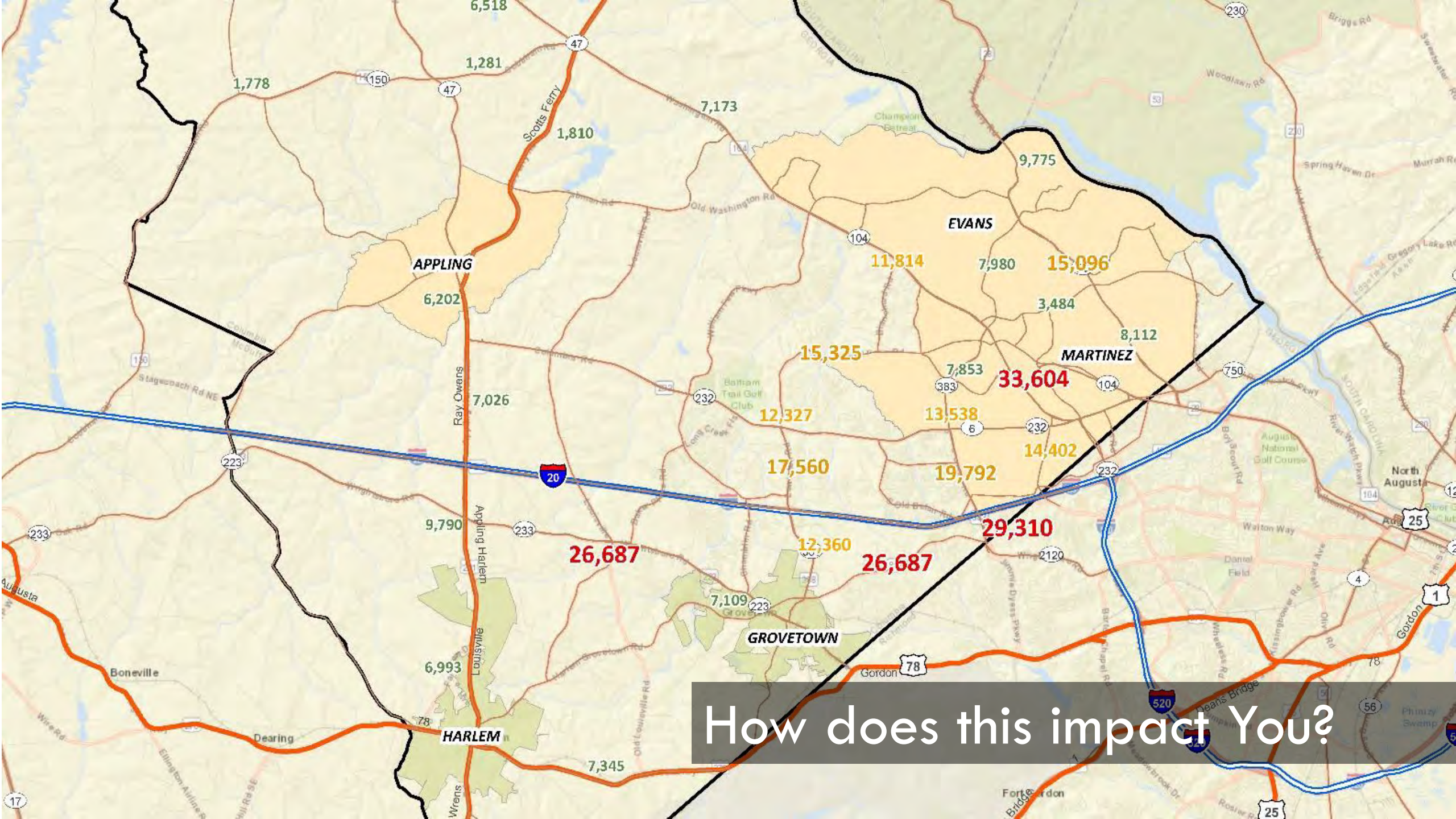


TRANSPORTATION



# Transportation - Where's everyone going?





How does this impact You?

# Transportation Needs

- Additional capacity
- Intersection improvements
- Connectivity
- Safety Improvements
- Maintenance of existing infrastructure



# Funding Sources



Federal – FHWA



State - GDOT



Local - TIA

# Augusta Regional Transportation Study (ARTS)

- Federally-designated agency – Metropolitan Planning Organization (MPO)
- Augusta-Richmond County, Columbia County, Aiken & Edgefield, SC
- Transportation Improvement Program
- Currently working on 5-year update on Transportation Plan
- Utilizes combination of Federal and State \$
- Columbia County has identified \$305M projects in the current TIP (2017-2022) and both TIA programs combined



# Regional Funding

TIA 2012-2022

\$174,684,078

8 projects



Riverwatch Parkway from Baston Road to Washington Road



I-20 / SR 221 Bridge Replacement and Intersection Improvements

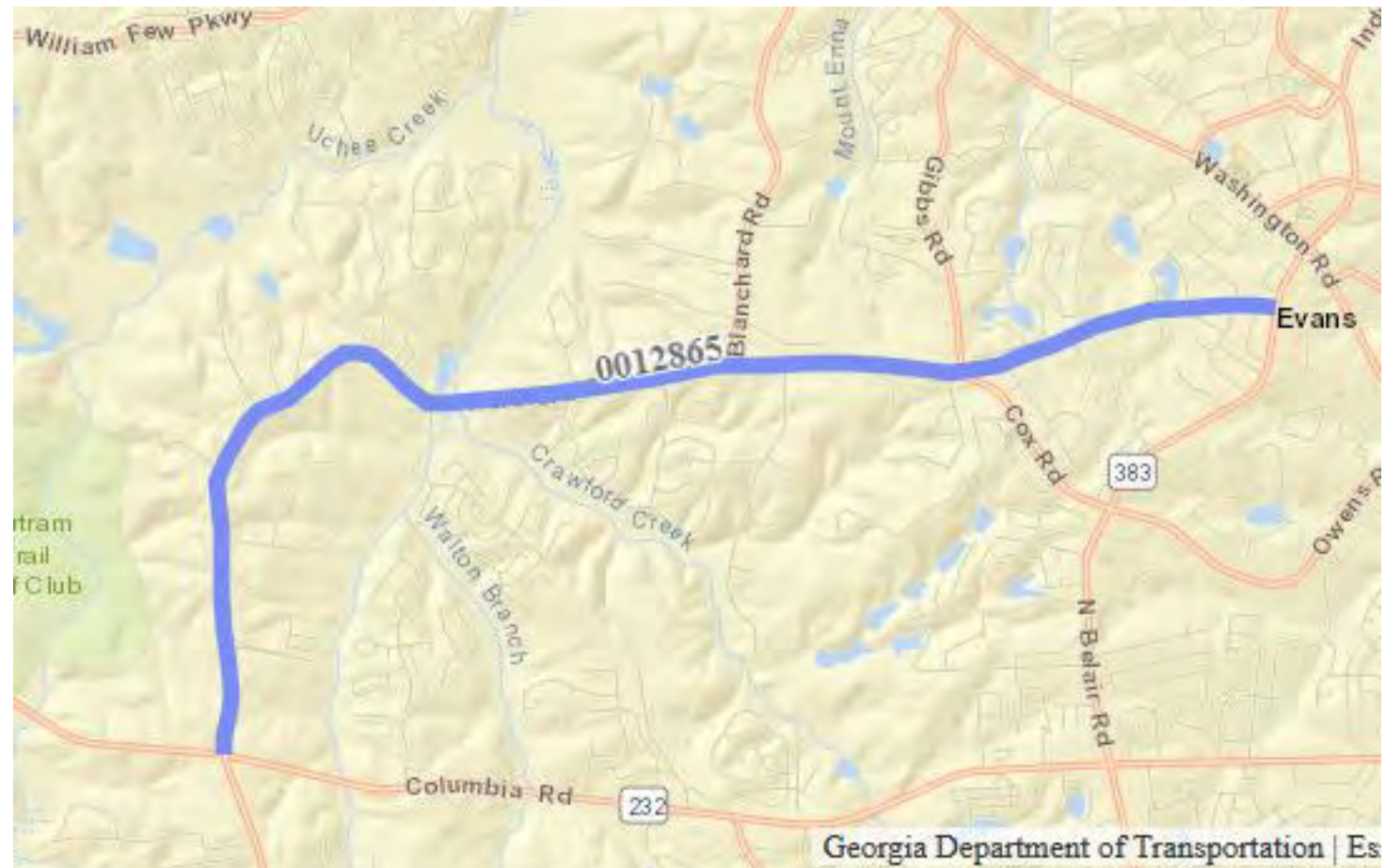
# Regional Funding for the Future

TIA  
2023-2033

\$167,340,202

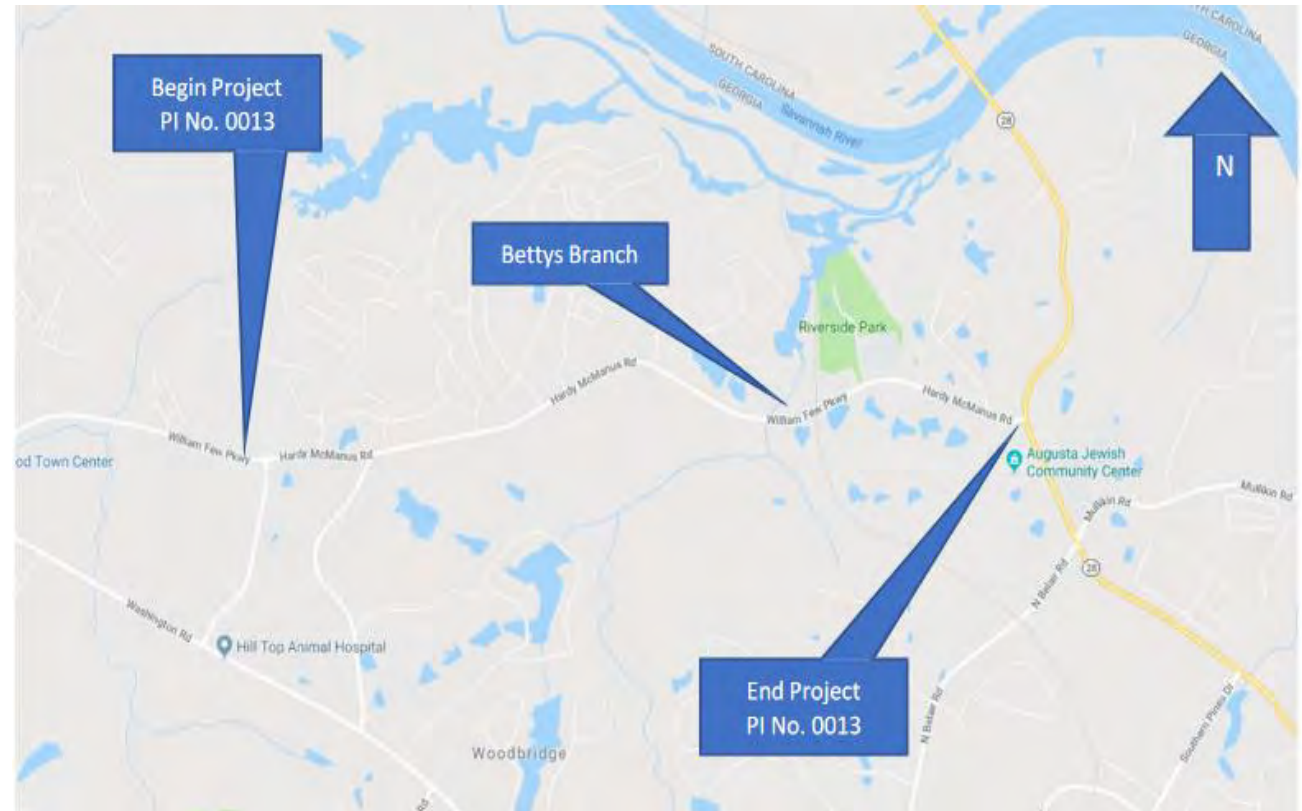
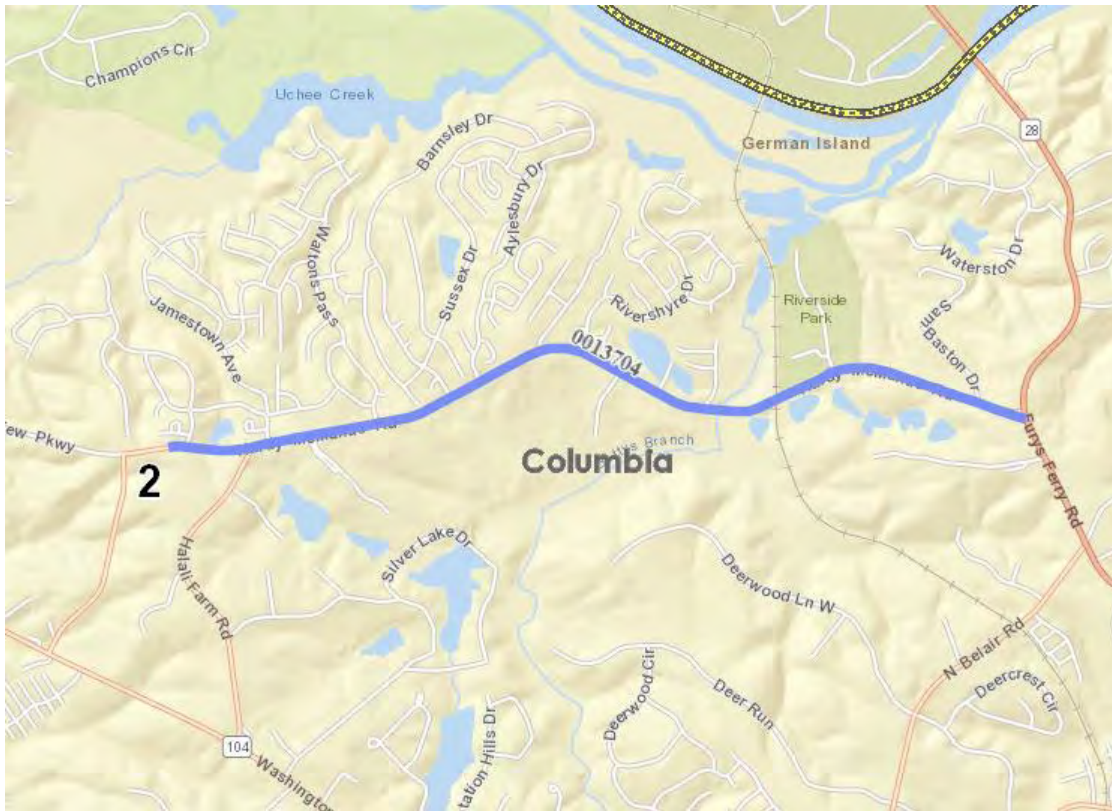
66 projects

Hereford Farm Road from Belair Rd to Lewiston/Columbia Rd



# Regional Funding for the Future

## Hardy McManus Road Widening from William Few Pkwy to SR 28





# Transportation ... it's not all about cars!

EuChee Creek Greenway Development  
TIA Funded

# For more information...

- <http://www.ga-tia.com/Project/List/csra>
- <https://www.futuremobility2050.com/>

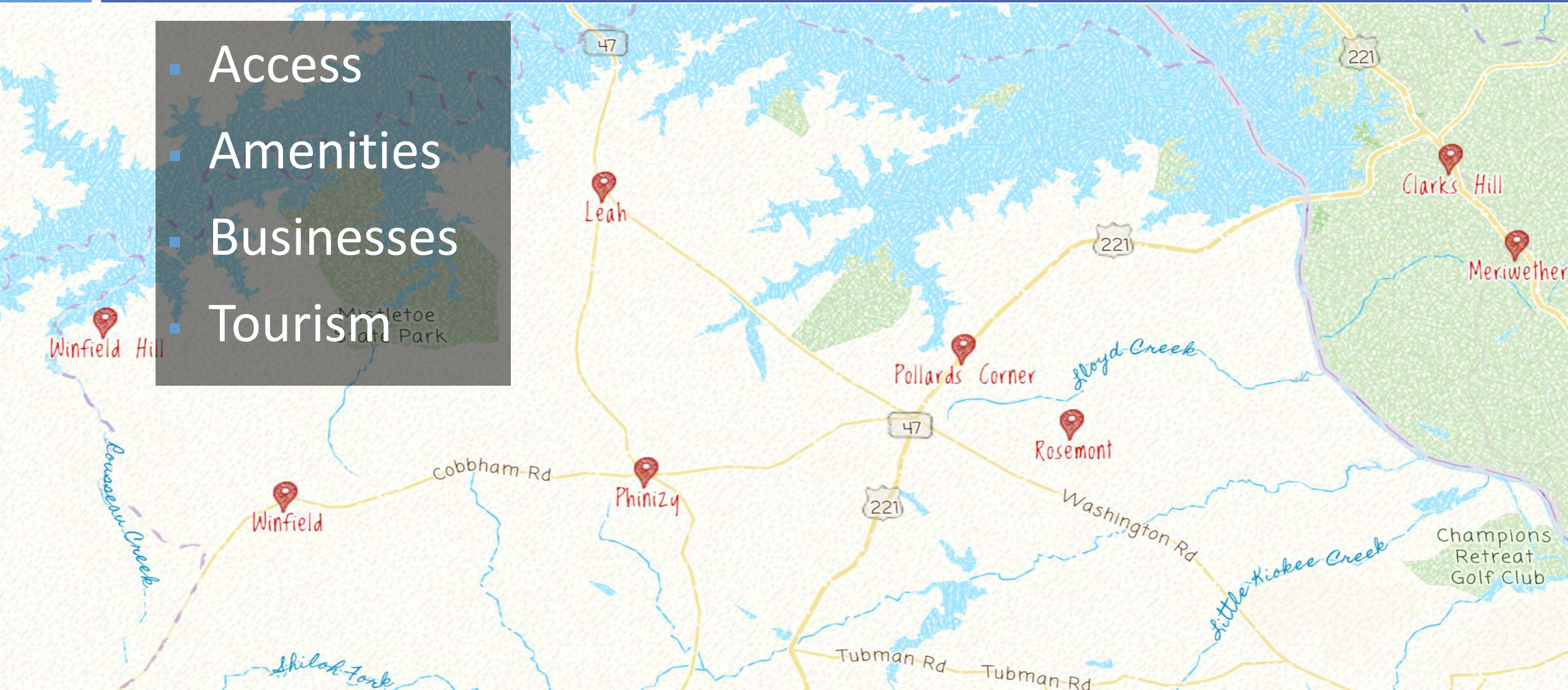


# THE LAKE



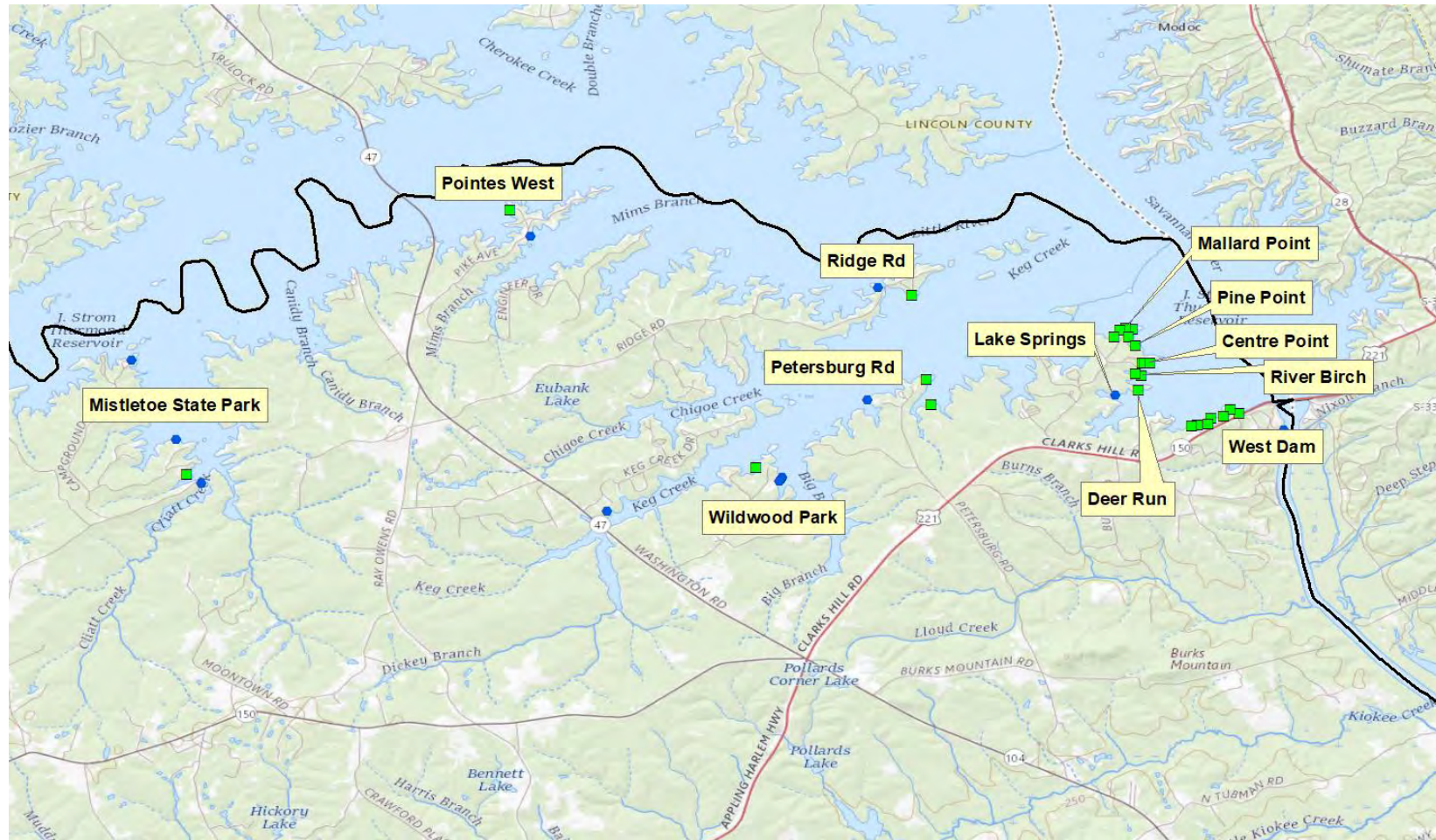
# The Lake

- Access
- Amenities
- Businesses
- Tourism



# Lake Access

- Is there a need for County-owned additional lake access points?



Beach Access



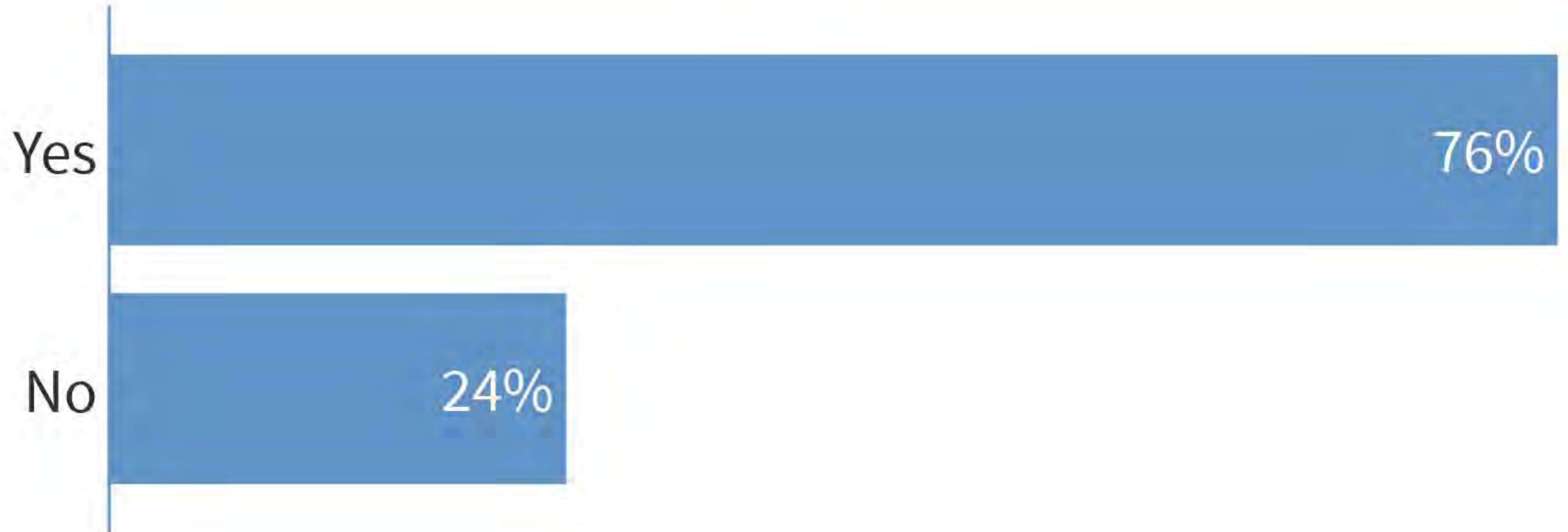
Boat Ramps



When poll is active, respond at [PollEv.com/brandonbias328](https://poll-ev.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Is there a need for County-owned additional lake access points?



# Lake Amenities

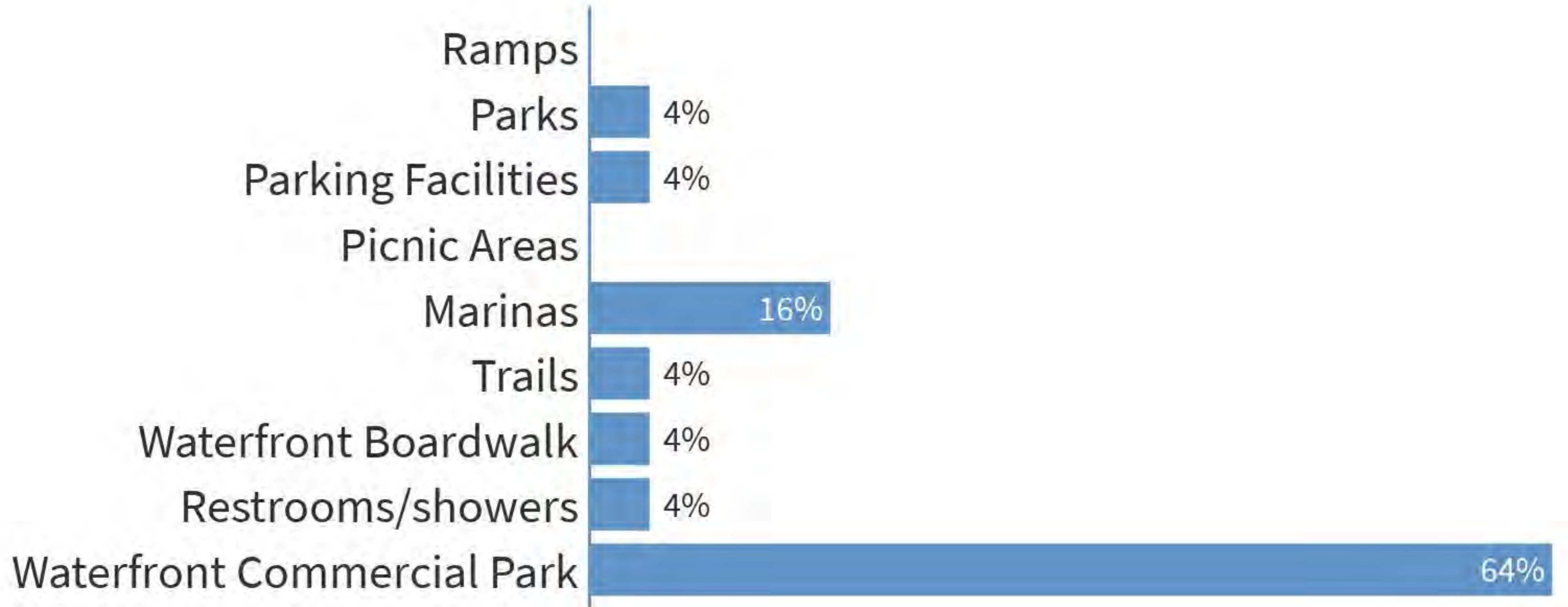
- Which amenity is MOST needed to support lake activity?
  - ▣ Ramps
  - ▣ Parks
  - ▣ Parking facilities
  - ▣ Picnic areas
  - ▣ Marinas
  - ▣ Trails
  - ▣ Waterfront boardwalk
  - ▣ Restrooms/showers
  - ▣ Waterfront commercial area



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Which amenity is MOST needed to support the lake?



# Lake Businesses

- What type of commercial business do you feel is MOST needed in the lake area?
  - ▣ Food trucks
  - ▣ Boat repair
  - ▣ Equipment rental
  - ▣ Bait shops
  - ▣ Restaurants
  - ▣ Charters/tours
  - ▣ Convenience stores
  - ▣ Retail
  - ▣ Super market
  - ▣ Gas station
  - ▣ Hotel



When poll is active, respond at [PollEv.com/brandonbias328](https://PollEv.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

# What type of commercial business do you feel is MOST needed?



# Lake Tourism

- Should the County invest more resources to promote eco-tourism and the lake economy?



🗨️ When poll is active, respond at [Pollev.com/brandonbias328](https://Pollev.com/brandonbias328)

📱 Text **BRANDONBIAS328** to **22333** once to join

# Should the County invest more resources to promote eco-tourism and the lake economy?

Yes

No

This slide did not function in the poll everywhere survey. A general poll was taken in person and online and there was general consensus that this was a good idea worth exploring.

# Lake Preservation

- Should the County prioritize acquiring and protecting open space that borders the Lake?

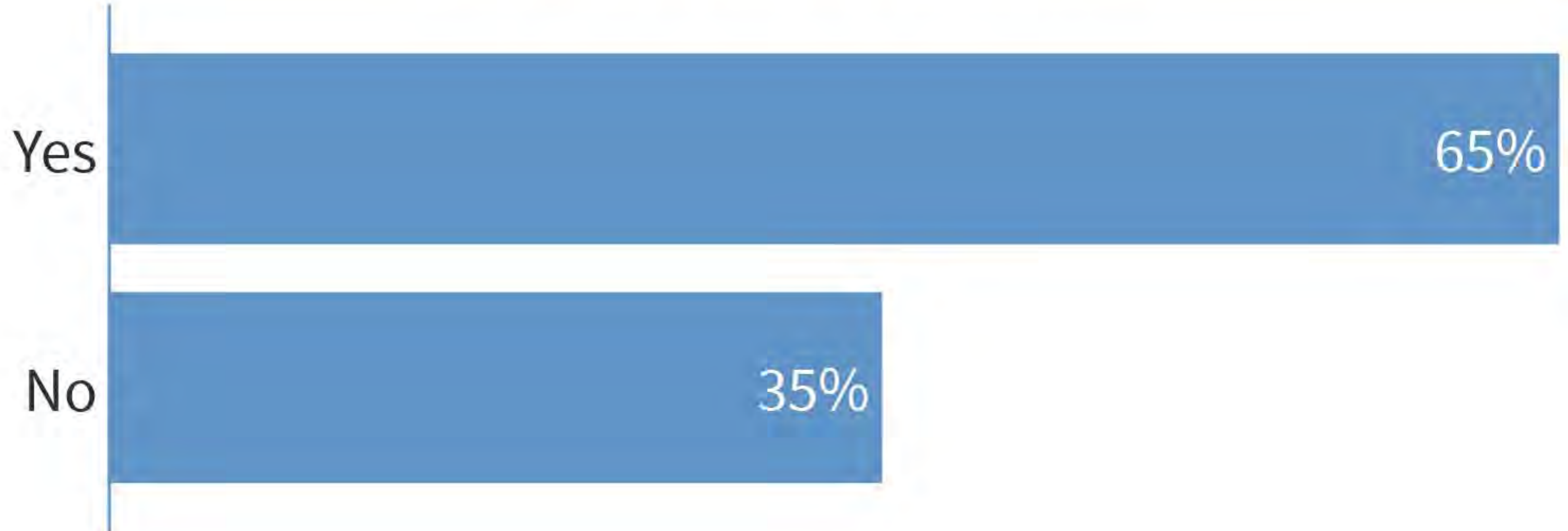




When poll is active, respond at [PollEv.com/brandonbias328](https://Pollev.com/brandonbias328)

Text **BRANDONBIAS328** to **22333** once to join

## Should the County prioritize acquiring and protecting open space that borders the Lake?



# Next Meeting

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- August 10, 2020
- Agenda
  - ▣ Report of Accomplishments
  - ▣ Community Work Program
  - ▣ Draft of Community Vision
  - ▣ Process



# Steering Committee Meeting

## VISION 2035 COMPREHENSIVE PLAN UPDATE

August 10, 2020 6:00 PM

### AGENDA

**1. Welcome**

**2. Presentation**

- a. Review of July 27<sup>th</sup> Meeting
- b. Community Vision
- c. Community Work Program
- d. Report of Accomplishments
- e. Process To Finalize Plan

**3. Individual Activity** – Electronic Feedback on Community Vision (Steering Committee Members have until Friday, August 15<sup>th</sup> to provide feedback electronically)

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**GMC**

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## Steering Committee Meeting

### VISION 2035 COMPREHENSIVE PLAN UPDATE

August 10, 2020 6:00 PM

## Meeting Summary

### 1. Presentation

Courtney Reich, GMC made a presentation to the steering committee that address the following items:

- a. Review of July 27<sup>th</sup> Meeting
- b. Community Vision
- c. Community Work Program
- d. Report of Accomplishments
- e. Process To Finalize Plan

The presentation is attached to this summary.

### 2. Individual Activity –

Steering Committee members were asked to provide direct feedback on the Community Vision strategies via an electronic survey. Steering Committee Members were given until Friday, August 15<sup>th</sup> to provide feedback electronically, or to request a hard copy from the County. A summary of the results is attached to this meeting summary.

Vision 2035 Steering Committee



August 10th, 2020 Meeting

Name	Organization
Harold Sparrow	CSBCU
Keith Lawrence	Megbahn
Regan Williams	Meydan Chamber
RUSSELL LAHOBY	COLUMBIA COUNTY CHAMBER
Ann Whitmore	DACE
Bill Jenkins	Tile Center
Jason Blanchard	Dist 4
Ed Brown	Columbia County Chamber

Vision 2035 Comprehensive Plan Update Steering Committee

August 10<sup>th</sup>, 2020 Meeting

Webex Attendees

Mark Herbert

Mike Wiltse

Robbie Bennett

David Jenkins

Andy Finch

Taylor Edwards

Jim Cox

John Bryant

Rich Henderson

Matt Forshee

Diane Lopardo

Daniel Harris

# COLUMBIA COUNTY VISION 2035 COMPREHENSIVE PLAN UPDATE

# VISION 2035

## COLUMBIA COUNTY, GEORGIA



Columbia County Comprehensive Plan

Adopted March 15, 2016



# GMC

Vision 2035 Update Steering Committee, Meeting #5  
August 10, 2020

# Agenda

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- Review of July 27th Meeting
- Community Vision
- Community Work Program
- Report of Accomplishments
- Process To Finalize Plan
- Individual Activity



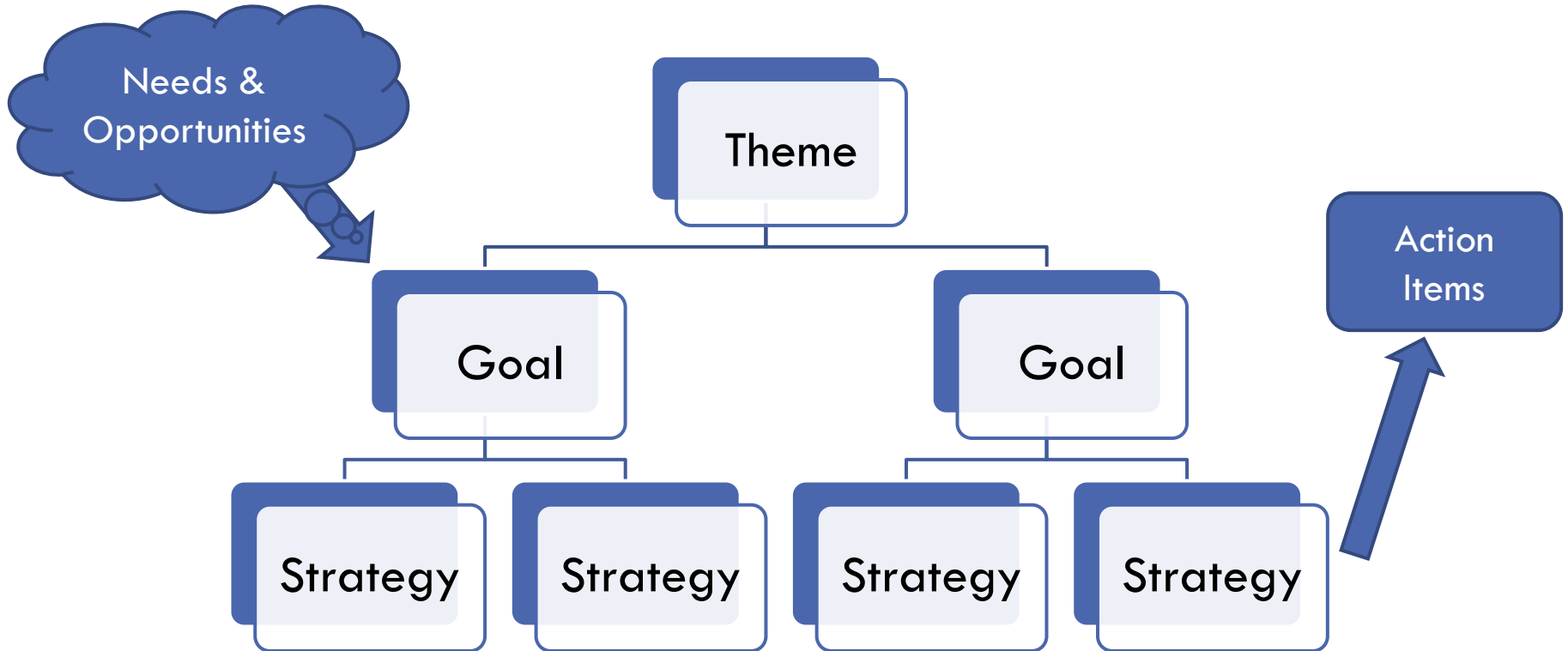
# Review of July 27<sup>th</sup> Meeting

- Preference Survey
  - Generally in favor of standards for commercial, townhome and multifamily developments well as protecting character along rural corridors.
  - Concern that what people prefer might not always be realistic.
- Transportation
  - Two main funding sources (and planning mechanisms) for projects – ARTS MPO and TIA

# Review of July 27<sup>th</sup> Meeting

- Clarks Hill Lake
  - Need for Restaurants, Hotel, “Waterfront commercial park” - similar to Lake Sinclair.
  - Coordinating with the Army Corps of Engineers (ACOE) is essential to determine what is possible.
  - Most were in favor of investing more County resources in developing the lake economy.
  - County should prioritize conserving land near the lake shore.

# Community Vision



# Themes and Goals

## □ **Theme: Development Patterns**

- DP Goal 1: Preserve rural development patterns in Rural Areas.
- DP Goal 2: Protect and enhance established neighborhoods.
- DP Goal 3: Promote high quality new development and construction.
- DP Goal 4: Create vibrant activity centers.
- DP Goal 5: Improve corridors and connectivity.

# Themes and Goals

## □ **Theme: Resource Conservation**

- RC Goal 1: Protect water resources and improve water quality.
- RC Goal 2: Permanently protect 20% of the county's land as greenspace (Active park land and natural, undeveloped land which is publicly owned, or is privately owned and permanently protected), consistent with the Columbia County Greenspace Program.
- RC Goal 3: Identify and protect historic resources.

# Themes and Goals

## □ **Theme: Social and Economic Development**

- SED Goal 1: Enhance recreation opportunities for residents.
- SED Goal 2: Capitalize on natural resources as an economic development tool.
- SED Goal 3: Create employment opportunities by recruiting new employers and expanding business diversity.
- SED Goal 4: Provide infrastructure to accommodate desired development, including “target industries” identified by the Columbia County Development Authority.
- SED Goal 5: Maintain high quality community services for the citizens of Columbia County.

# Themes and Goals

## □ **Theme: Intergovernmental Coordination**

- IC Goal 1: Collaborate with other local governments and entities to address land use and development issues.
- IC Goal 2: Foster a coordinated collaborative of local, regional, and state leaders to set regional priorities that can have an impact on Columbia County, identify collaborative solutions and facilitate technical/financial assistance.

# Strategies - Example

- IC Goal 2: Foster a coordinated collaborative of local, regional, and state leaders to set regional priorities that can have an impact on Columbia County; this cooperation can identify collaborative solutions and technical/financial assistance.
  - IC Strategy 2.1: Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Regional Transportation Study (ARTS) Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council.
  - New IC Strategy 2.2: Expand the Augusta Regional Transportation Study (ARTS) Regional Transportation Plan to include the updated urbanized area of Columbia County after the 2020 Census results are final.
  - NEW IC Strategy 2.3: Coordinate with the USACE to identify opportunities to support eco-tourism on Clarks Hill Lake.



# Community Work Program

- Implementation activities
  - ▣ Regulations
  - ▣ Functional Plans
  - ▣ Small Area Masterplans
  - ▣ Process and Programs
  - ▣ Inventory and Assessment
  - ▣ Infrastructure Projects
- Time frame (5-Years)
- Responsible party
- Cost
- Funding source



# Work Program – Action Item Example

- IC Strategy 2.1: Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Regional Transportation Study (ARTS) Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council.

Action/ Implementation Strategy	Time Frame					Cost Est.	Responsible Party	Funding Source	Strategy Ref. Number (see Chpt. 3)
	16	17	18	19	20				
Create a Greenway Master Plan	✓	✓				\$40,000	Planning Dept.	GF	IC 2.1
Coordinate with CSRA RC to update the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS)	✓	✓				Staff Time	Development Authority	GF	SED 3.2M IC 2.1
							Development		SED 2.1 SED 2.1

# Report of Accomplishments

- Required Element
- Identifies Status of Action Items from first 5-years of Vision 2035 Plan
  - Not Pursued
  - Under Review – *May be moved to new 5-yr Workplan*
  - Ongoing/Underway – *Move to New 5-Yr Workplan*
  - Complete

# Schedule Update

- DCA granted extension of submittal deadline from February 2021 to June 2021.
- 9/17 – Mid Point Public Hearing (Tentative)
- Write Draft Plan
- 11/16 – Full Draft of Plan Update for Internal Review
- 12/14 – Steering Committee Meeting – Review of Draft
- 01/11 – Steering Committee Meeting – Review of Draft (if needed)

# Schedule Update

- 02/01 – Draft is released for public comment online
- 03/04 – Public Hearing to present Draft
- 03/15 – Steering Committee Meeting – Review public input on draft
- 03/30 – Present to BOC
- Submittal to DCA
- 06/01 – Adoption of Plan at BOC meeting

# DCA Approval Process

Plan posted on website for public comment – 02/01



Public Hearing – 03/04



Present to Board of Commissioners – 03/30



Adopt resolution to transmit Plan – 03/30



Review by Regional Commission and DCA



Address any major comments



Consider minor comments



Comp Plan Adoption – before June 30, 2020



Submit final plan to DCA

# Individual Activity

- Review the strategies.
- A link will be sent via email to access the survey.
- Survey will ask you to identify if strategies are a priority or not a priority.
- You may add suggested strategies if so desired.
- This link is only active for you and other Steering Committee members.
- Survey to be taken now or by the end of this week at the latest.

# Next Meeting – December 14th

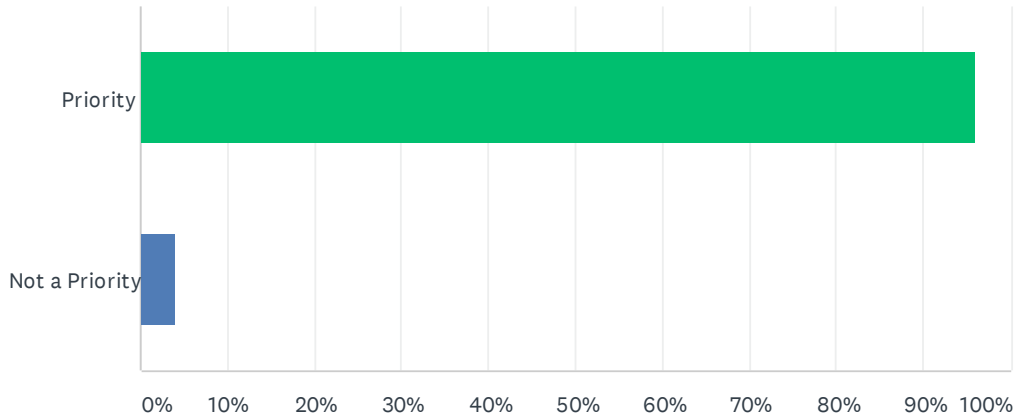
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- Review Draft Vision 2035 Update.
- Plan will be provided prior to meeting for review.



**Q1 DP Strategy 1.1 Implement county-wide Water and Wastewater Master Plans, using the Future Development Map to guide planning for future sewer infrastructure expansion projects and directing growth to areas not designated as Rural.**

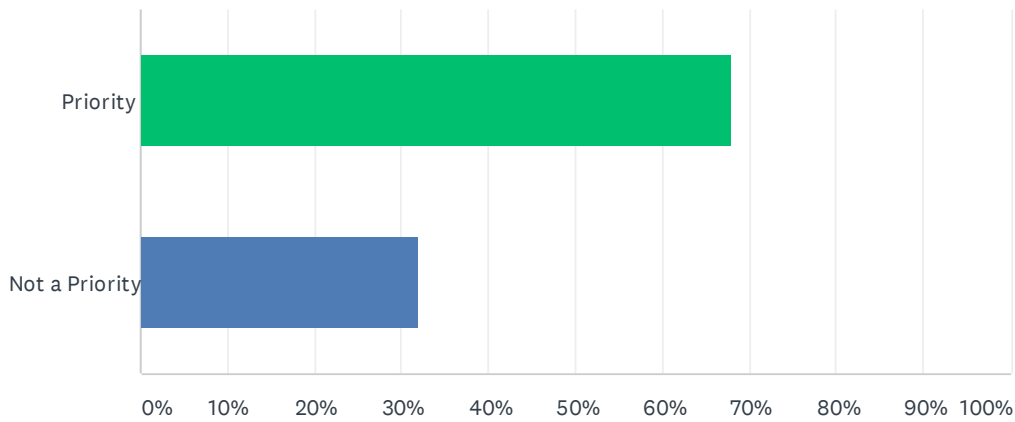
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	96.00%	24
Not a Priority	4.00%	1
TOTAL		25

Q2 DP Strategy 1.2 Evaluate new tools for conserving land (e.g. Transfer of Development Rights Program) and promote existing methods already in place (e.g. reduced taxes for agricultural property via Conservation Use Assessment; Columbia County Greenspace Program); use the Georgia Land Conservation Program as an information resource.

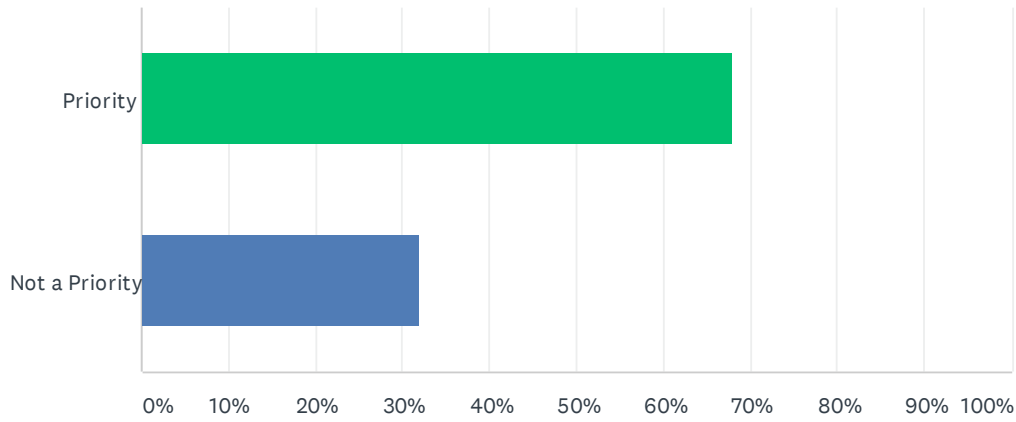
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Priority	68.00% 17
Not a Priority	32.00% 8
TOTAL	25

### Q3 DP Strategy 1.3 Develop standards to protect rural corridors.

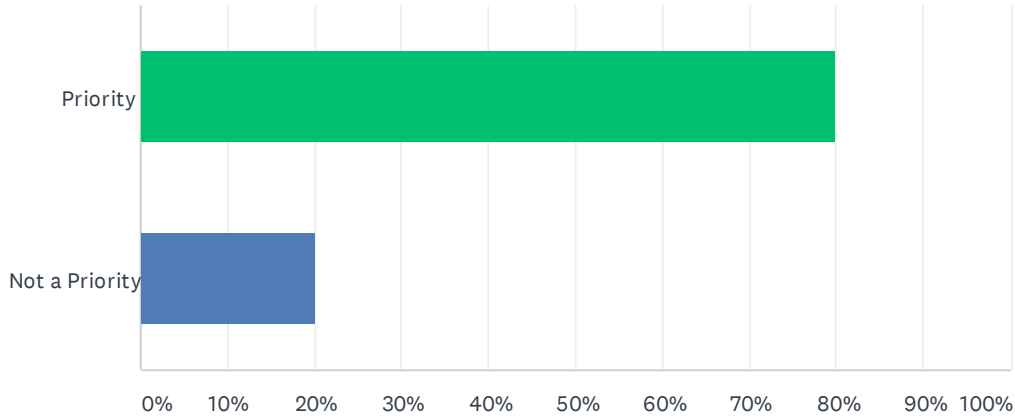
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Priority	68.00% 17
Not a Priority	32.00% 8
TOTAL	25

**Q5 DP Strategy 2.1 Identify and implement sidewalk and bicycle facility projects that can connect neighborhoods with activity centers, parks and schools.**

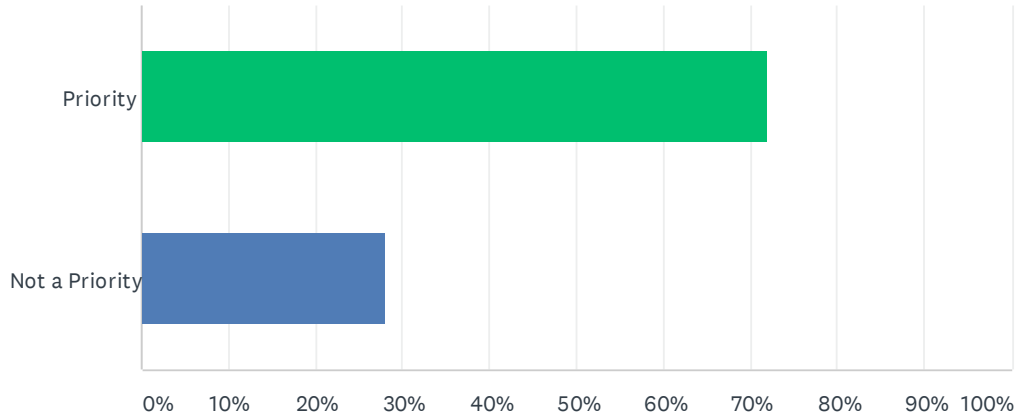
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	80.00%	20
Not a Priority	20.00%	5
TOTAL		25

## Q6 DP Strategy 2.2 Update the 2006 Greenspace Master Plan to identify opportunities for neighborhood enhancement through greenspace preservation and recreational facilities.

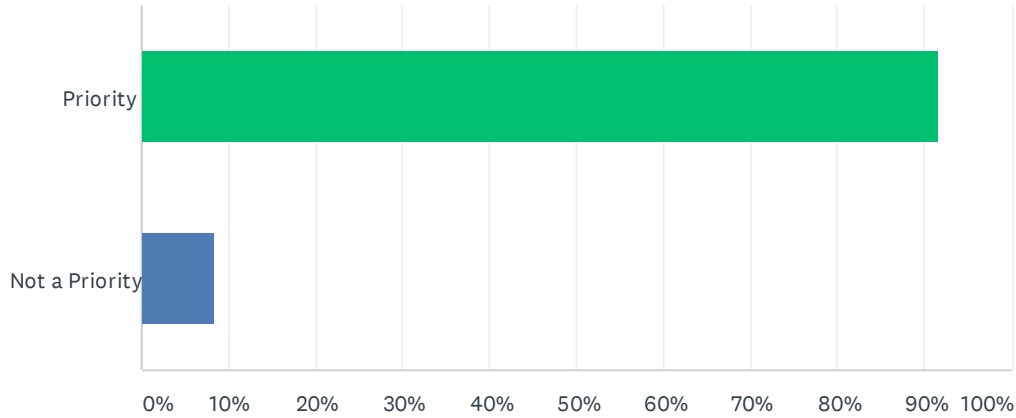
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	72.00%	18
Not a Priority	28.00%	7
TOTAL		25

**Q7 DP Strategy 2.3 Implement stormwater management projects with dedicated funding provided by the Special Purpose Local Option Sales Tax (SPLOST) and the Columbia County Stormwater Utility.**

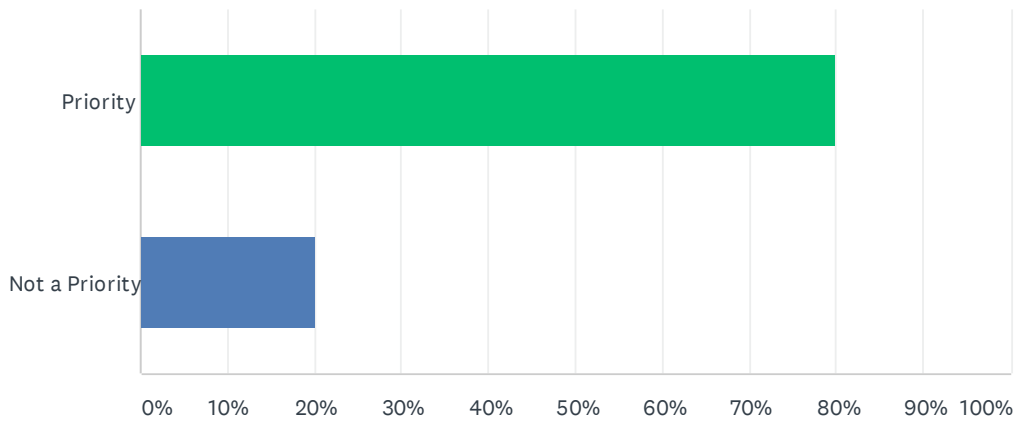
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES
Priority	91.67% 22
Not a Priority	8.33% 2
TOTAL	24

Q8 DP Strategy 2.4 Maintain residential use as the primary land use along major roadways in Neighborhood Areas shown on the Future Development Map. Allow for other appropriate uses along corridors where road projects have made the lots substandard or altered its residential character. (e.g. Riverwatch Parkway).

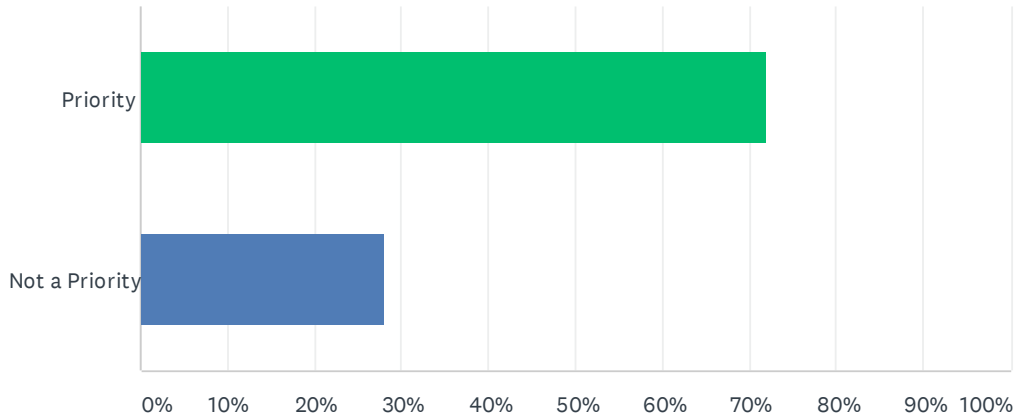
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Priority	80.00% 20
Not a Priority	20.00% 5
TOTAL	25

Q9 DP Strategy 2.5 In areas designated as “In-Town Neighborhoods”, allow development that includes varying residential densities and housing types to provide a transition between commercial development and single-family neighborhoods.

Answered: 25 Skipped: 0

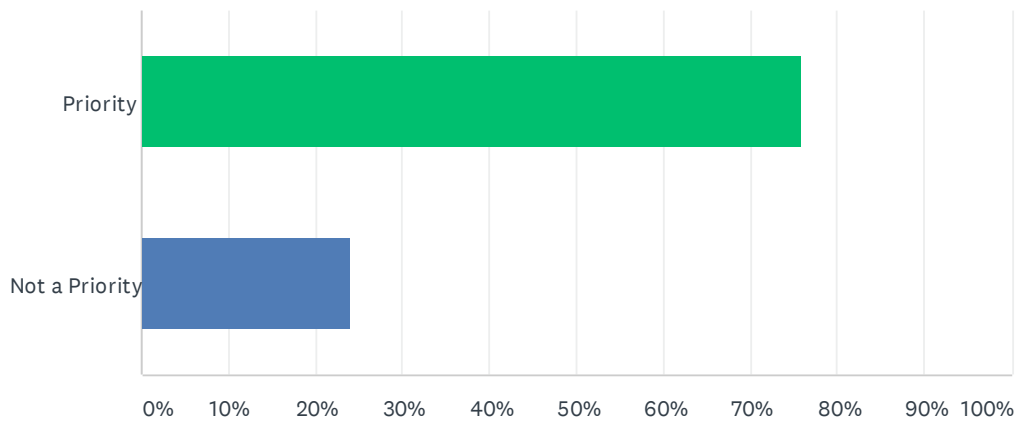


ANSWER CHOICES	RESPONSES	
Priority	72.00%	18
Not a Priority	28.00%	7
TOTAL		25



### Q10 DP Strategy 2.6 Enforce property maintenance standards in residential neighborhoods.

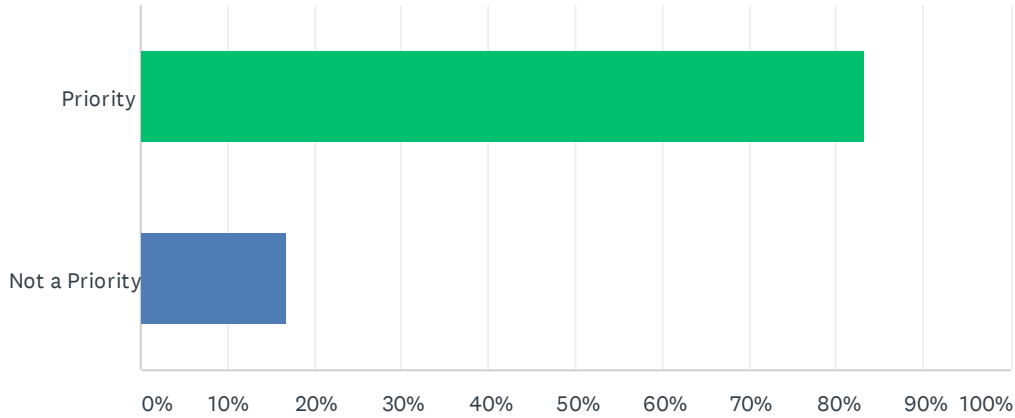
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	76.00%	19
Not a Priority	24.00%	6
TOTAL		25

**Q12 DP Strategy 3.1** Amend regulations to incorporate common conditions of zoning that can ensure a high quality of residential development (e.g. enhanced, meaningful open space and pedestrian connectivity standards.).

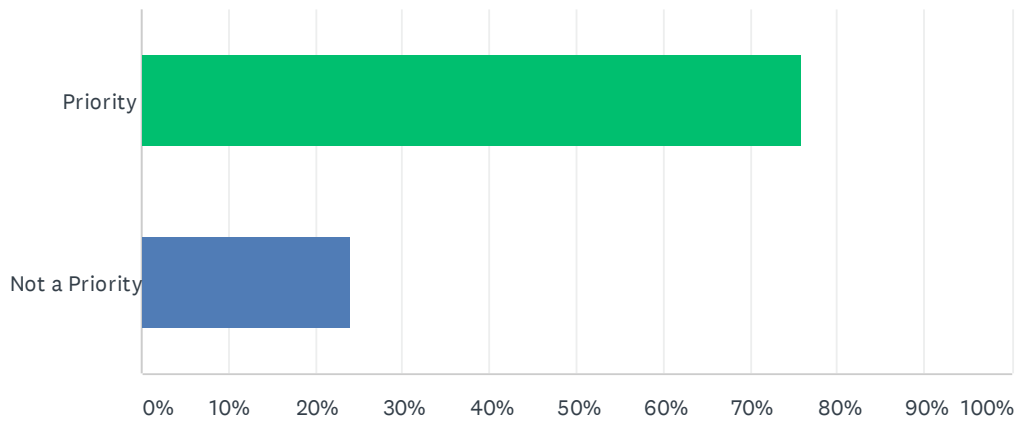
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES
Priority	83.33% 20
Not a Priority	16.67% 4
TOTAL	24

**Q13 DP Strategy 3.2** Develop design standards for apartment and townhome projects (e.g. identify allowable exterior building materials, require construction of apartments to condominium standards, encourage desired design features including differing townhome facades and big-house multi-family development.).

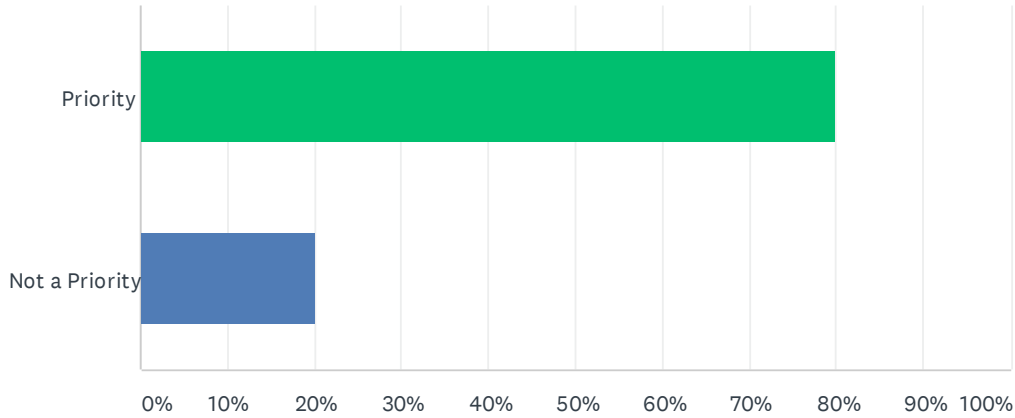
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Priority	76.00% 19
Not a Priority	24.00% 6
TOTAL	25

### Q14 DP Strategy 3.3 Develop design standards for non-residential development to ensure quality standards are consistently applied throughout the County.

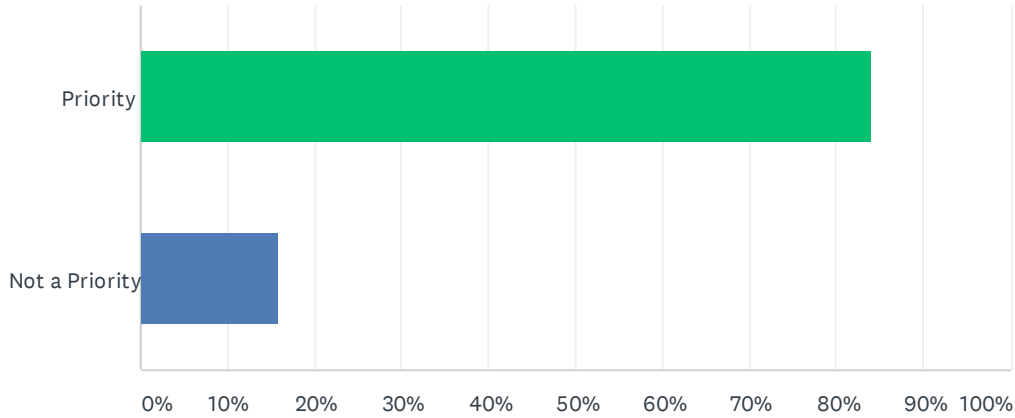
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	80.00%	20
Not a Priority	20.00%	5
<b>TOTAL</b>		<b>25</b>

### Q16 DP Strategy 4.1 Adopt and implement the new master plan for Evans Town Center that emphasizes connectivity, walkability, infill development, and urban design.

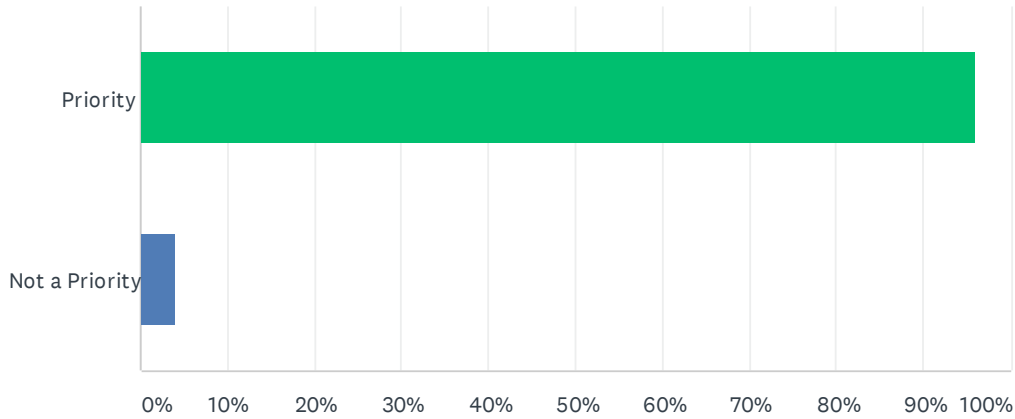
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	84.00%	21
Not a Priority	16.00%	4
TOTAL		25

Q17 DP Strategy 4.2 Implement the Martinez Redevelopment Plan and Tax Allocation District (TAD), with focus on economic/market analysis, traffic circulation, connectivity, infrastructure improvements, and public space enhancement.

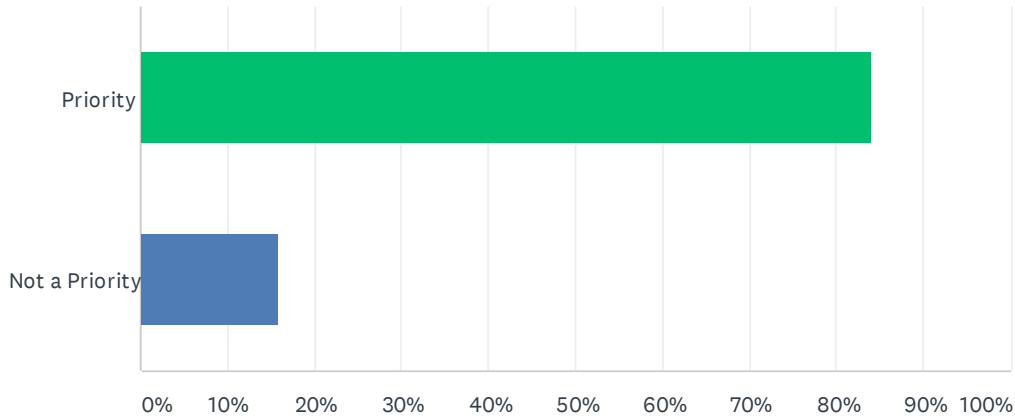
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	96.00%	24
Not a Priority	4.00%	1
TOTAL		25

**Q18 DP Strategy 4.3 Prepare a master plan for the Gateway Activity Center at I-20 and Lewiston Road, with emphasis on connectivity and new uses that can benefit from interstate access and provide local employment opportunities and residential uses.**

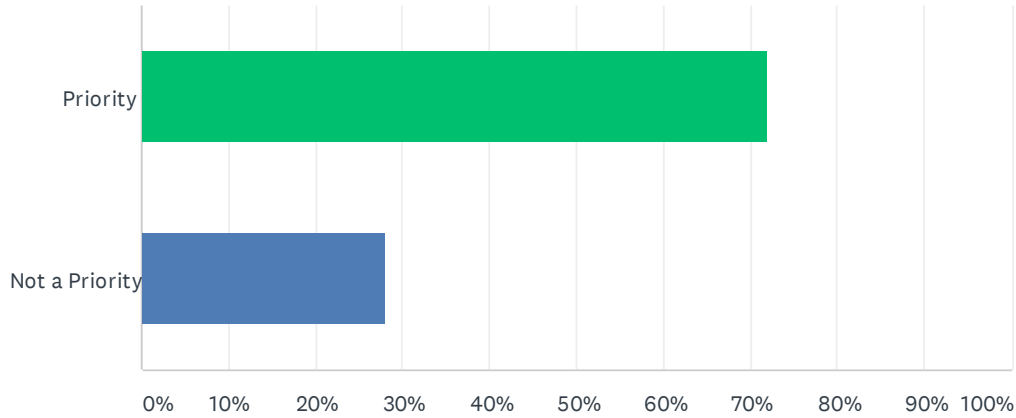
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	84.00%	21
Not a Priority	16.00%	4
TOTAL		25

**Q19 DP Strategy 4.4 Prepare sub area plans for Community Crossroads, which define the limits of non-residential development and acceptable uses.**

Answered: 25 Skipped: 0

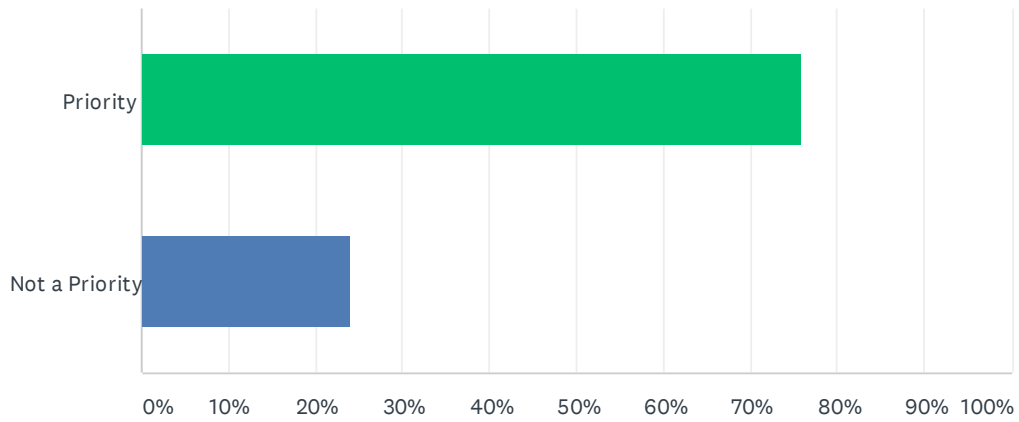


ANSWER CHOICES	RESPONSES	
Priority	72.00%	18
Not a Priority	28.00%	7
TOTAL		25



## Q20 DP Strategy 4.5 Prepare a master plan for new Fort Gordon gate six area.

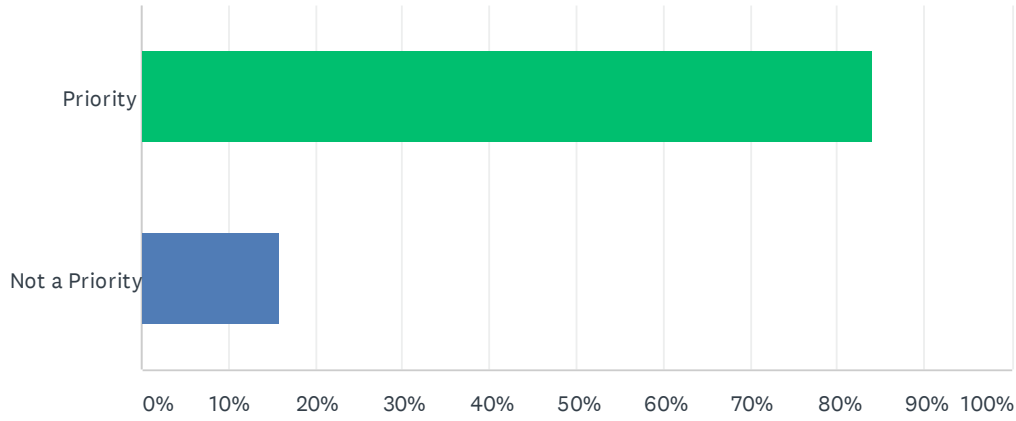
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	76.00%	19
Not a Priority	24.00%	6
TOTAL		25

**Q22 DP Strategy 5.1 Prepare focused studies for major road corridors to address access management, inter-parcel connectivity, and land use/transportation relationships.**

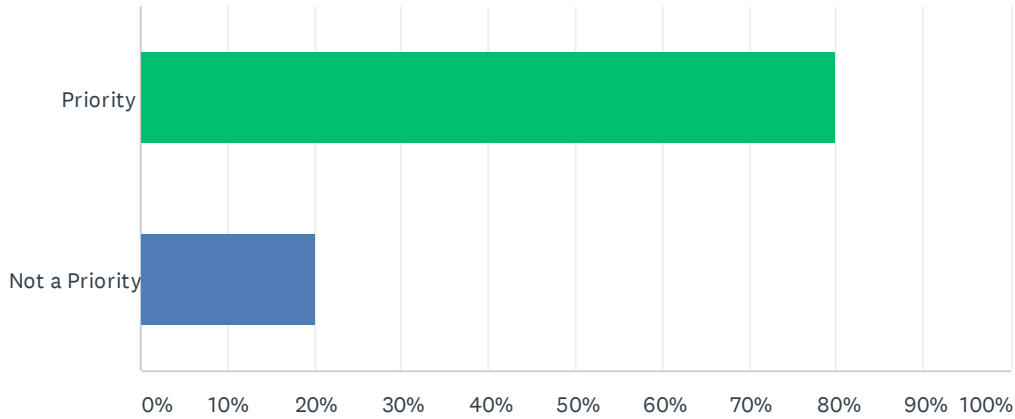
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	84.00%	21
Not a Priority	16.00%	4
<b>TOTAL</b>		<b>25</b>

**Q23 DP Strategy 5.2 Participate in the Augusta Regional Transportation Study (ARTS) 2050 Metropolitan Transportation Plan to address corridors, multi-modal transportation options, the need for an improved county-wide distributed transportation network with a higher level of connectivity.**

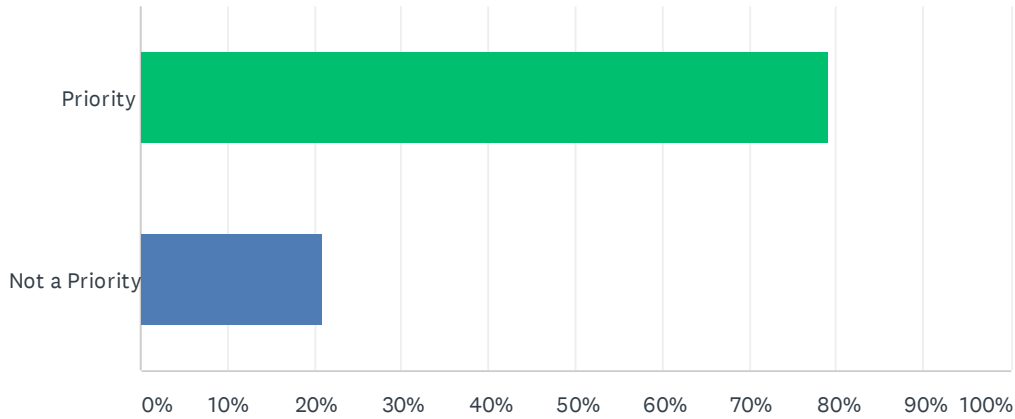
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	80.00%	20
Not a Priority	20.00%	5
TOTAL		25

**Q24 DP Strategy 5.3** Coordinate with the Columbia County Development Authority and Chamber of Commerce to evaluate the potential for funding mechanisms such as Tax Allocation Districts (TADs) and Community Improvement Districts (CIDs) ; a CID is voluntary self-taxing district and mechanism for funding coordinated transportation and community character improvements.

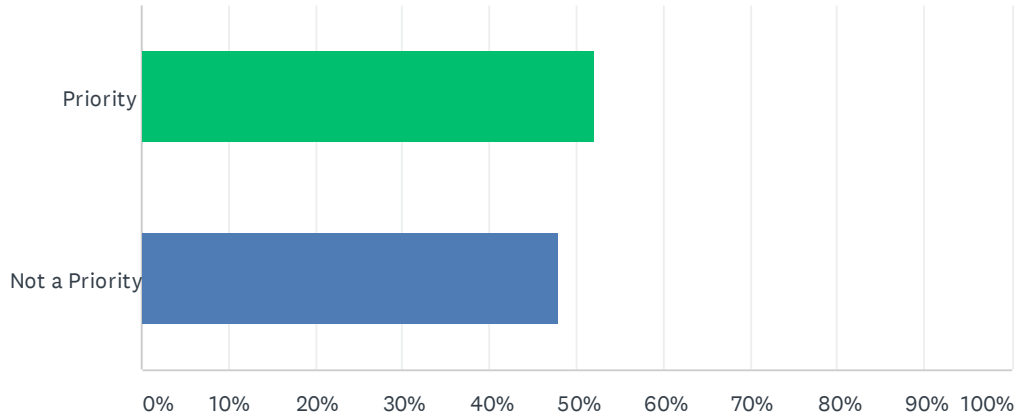
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	79.17%	19
Not a Priority	20.83%	5
TOTAL		24

**Q25 DP Strategy 5.4 Identify opportunities to incorporate streetscape enhancements (e.g. landscaping and decorative lighting) as part of bicycle/pedestrian projects recommended for major corridors.**

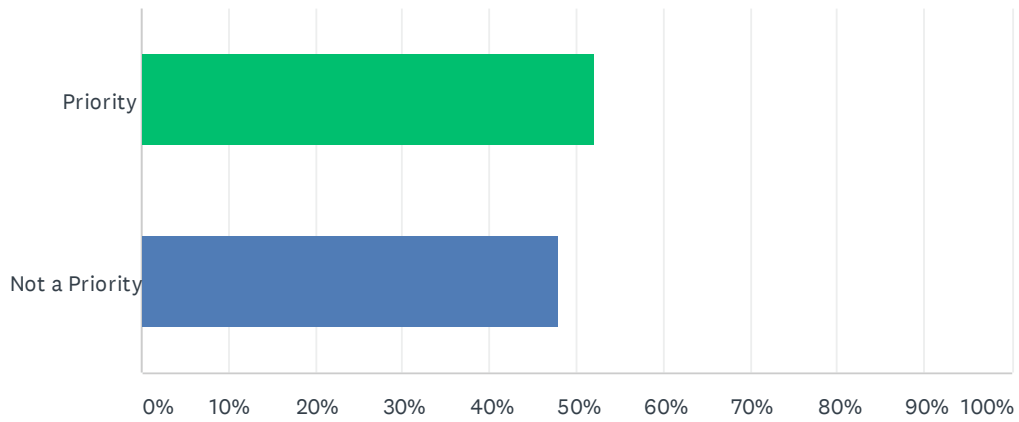
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	52.00%	13
Not a Priority	48.00%	12
TOTAL		25

## Q26 DP Strategy 5.5 Incorporate bicycle/pedestrian projects in future road widenings, where feasible.

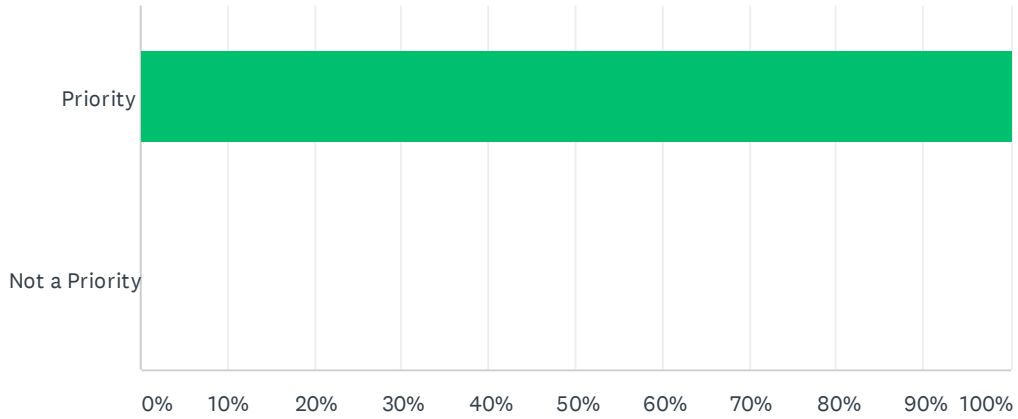
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	52.00%	13
Not a Priority	48.00%	12
TOTAL		25

Q27 DP Strategy 5.6 Continue to implement road improvement projects to improve traffic flow, including road widening projects that are underway.

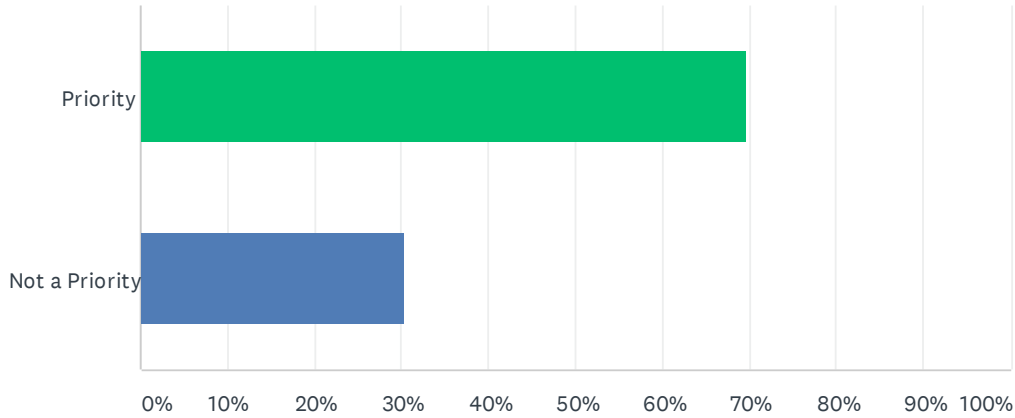
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ANSWER CHOICES	RESPONSES	
Priority	100.00%	25
Not a Priority	0.00%	0
TOTAL		25

**Q28 DP Strategy 5.7 Implement the recommendation of the 2013 Report: Completing Our Streets: A Guide to Livable & Sustainable Communities including developing standards for complete streets.**

Answered: 23 Skipped: 2

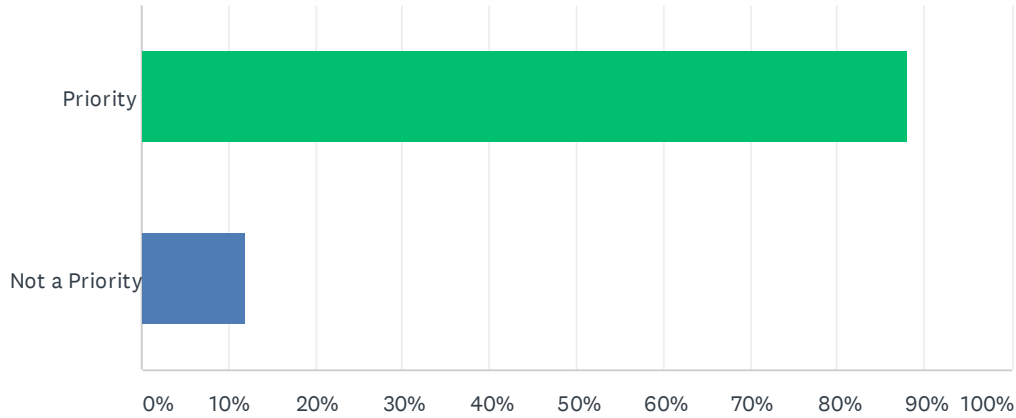


ANSWER CHOICES	RESPONSES
Priority	69.57% 16
Not a Priority	30.43% 7
TOTAL	23



**Q29 DP Strategy 5.8 Work with ARTS Metropolitan Planning Organization (MPO) to identify, design and fund projects that improve countywide connectivity north and south of I-20 and from I-20 to Ft. Gordon.**

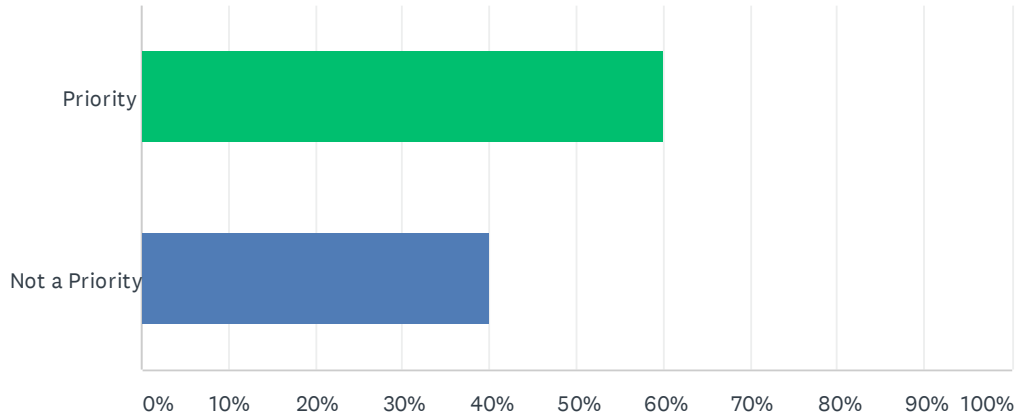
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ANSWER CHOICES	RESPONSES	
Priority	88.00%	22
Not a Priority	12.00%	3
<b>TOTAL</b>		<b>25</b>

### Q30 DP Strategy 5.9 Implement Gateway and Wayfinding signage Plan.

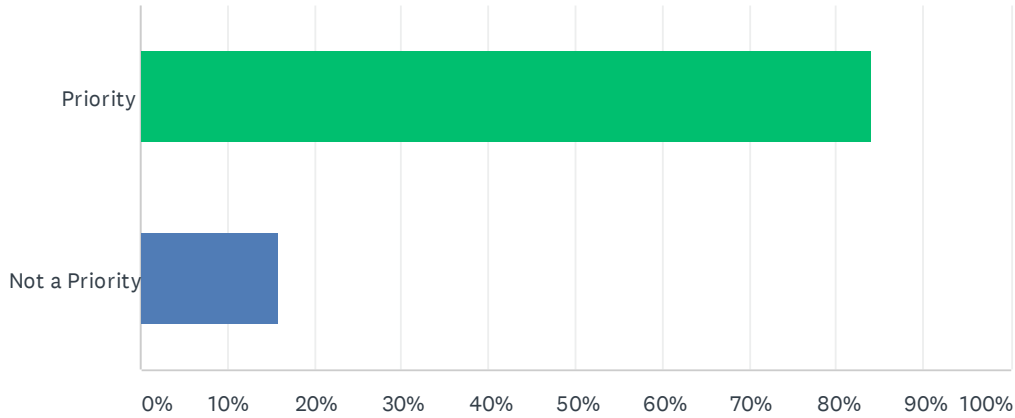
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	60.00%	15
Not a Priority	40.00%	10
TOTAL		25

**Q32 RC Strategy 1.1** Adopt provisions to protect water resources based on Environmental Part V Criteria state model ordinances for the protection of groundwater recharge areas, water supply watersheds and wetlands.

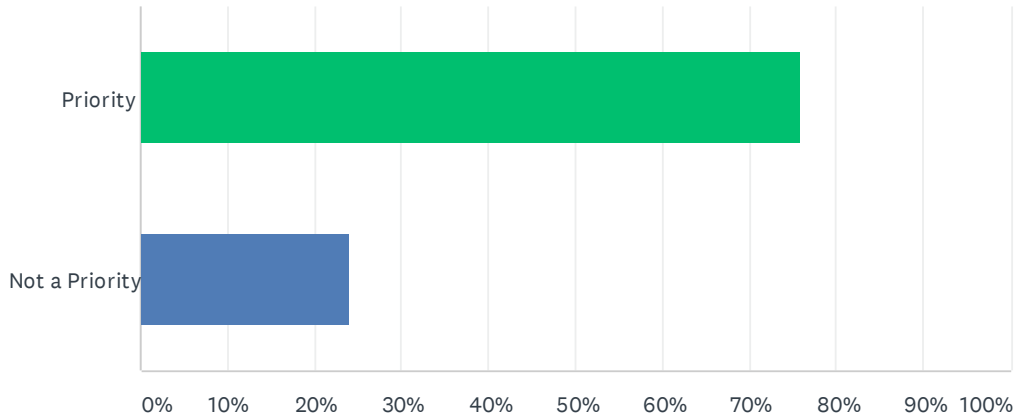
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ANSWER CHOICES	RESPONSES	
Priority	84.00%	21
Not a Priority	16.00%	4
<b>TOTAL</b>		<b>25</b>

**Q33 RC Strategy 1.2 Evaluate the existing Floodplain Management Program for opportunities to improve the County’s rating in the National Flood Insurance Program’s Community Rating System (including a review of existing floodplain regulations).**

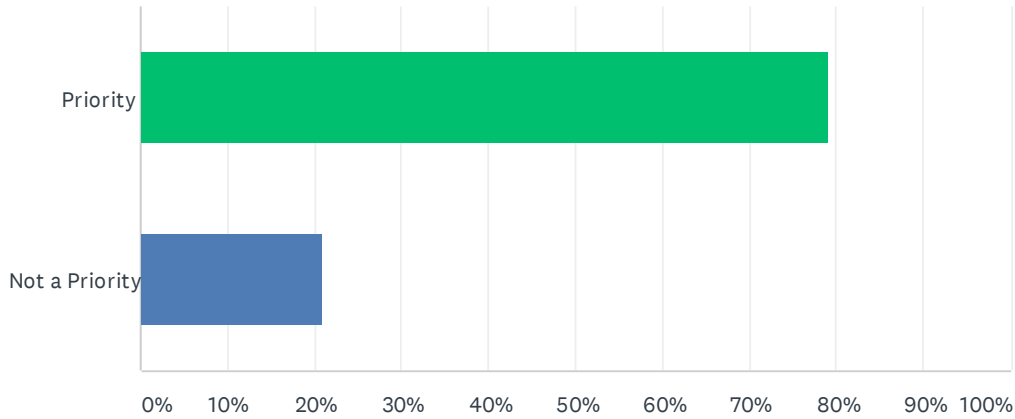
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ANSWER CHOICES	RESPONSES	
Priority	76.00%	19
Not a Priority	24.00%	6
TOTAL		25

### Q34 RC Strategy 1.3 Implement Savannah-Upper Ogeechee Regional Water Plan recommendations, including monitoring of impaired streams and implementation of a Water Master Plan and a Wastewater Master Plan.

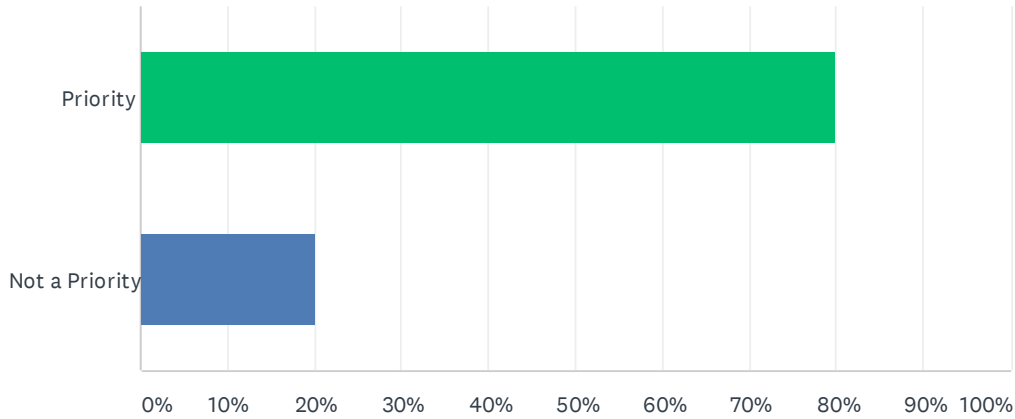
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	79.17%	19
Not a Priority	20.83%	5
TOTAL		24

**Q35 RC Strategy 1.4 Support Columbia County Health Department efforts to conduct performance evaluations of on-site sewage management systems in accordance with the Georgia Department of Human Resources, Department of Public Health Manual for On-Site Sewage Management Systems; prioritize performance evaluations in the Lake Area.**

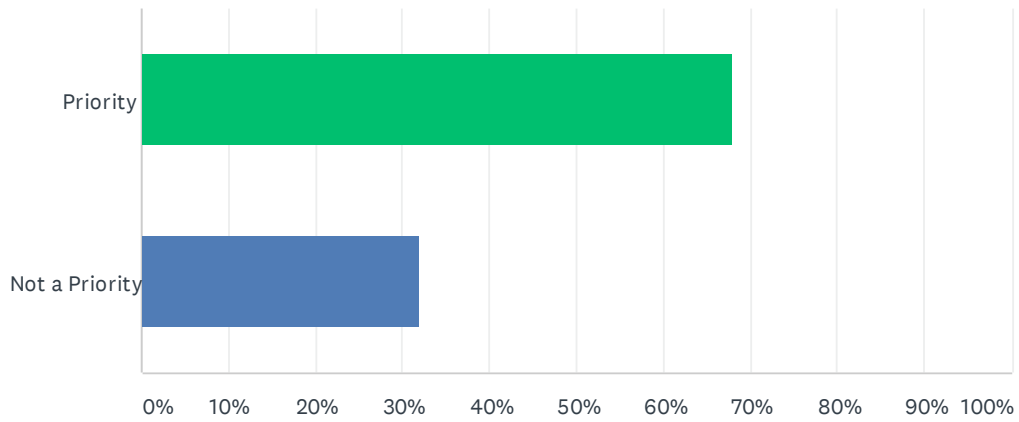
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ANSWER CHOICES	RESPONSES	
Priority	80.00%	20
Not a Priority	20.00%	5
TOTAL		25

### Q36 RC Strategy 1.5 Implement Green Infrastructure/Low Impact Development stormwater practices in new and re-development.

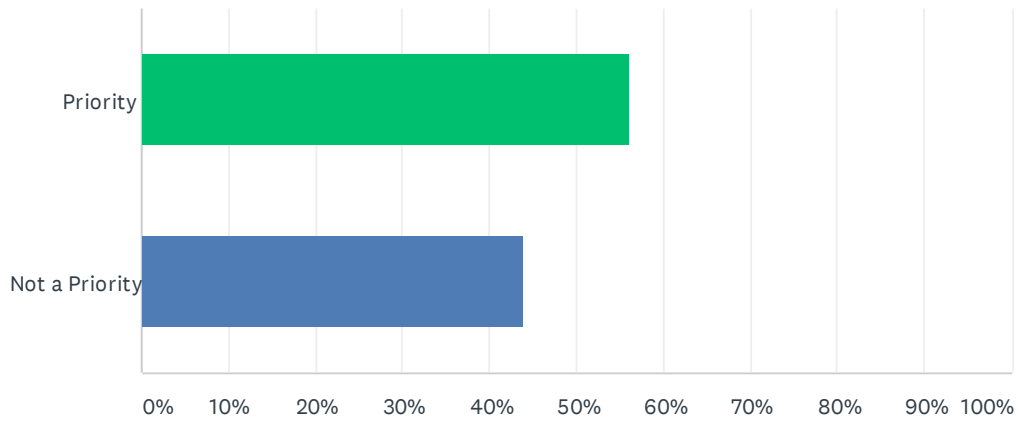
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	68.00%	17
Not a Priority	32.00%	8
TOTAL		25

### Q37 RC Strategy 1.6 Identify locations where it is feasible to convert septic systems to sanitary sewer.

Answered: 25 Skipped: 0

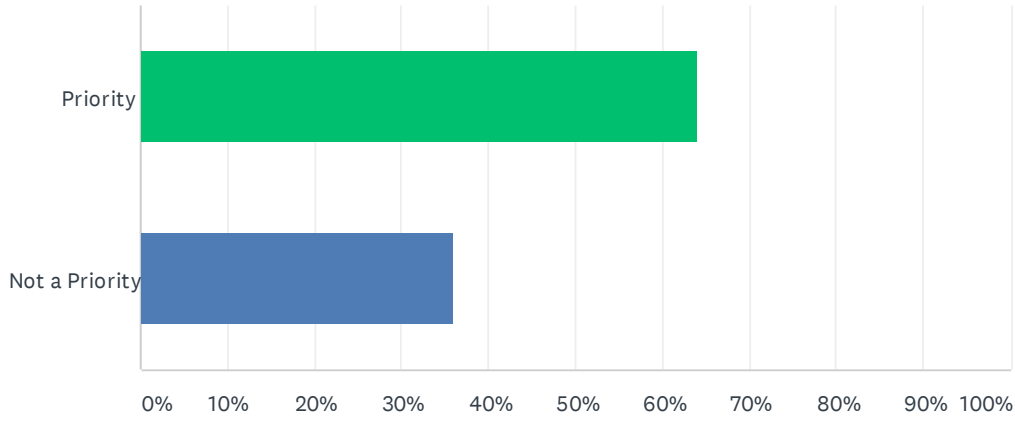


ANSWER CHOICES	RESPONSES	
Priority	56.00%	14
Not a Priority	44.00%	11
TOTAL		25



### Q38 RC Strategy 1.7 Identify locations where soils are not appropriate for common septic systems and where Advanced Treatment Units must be used.

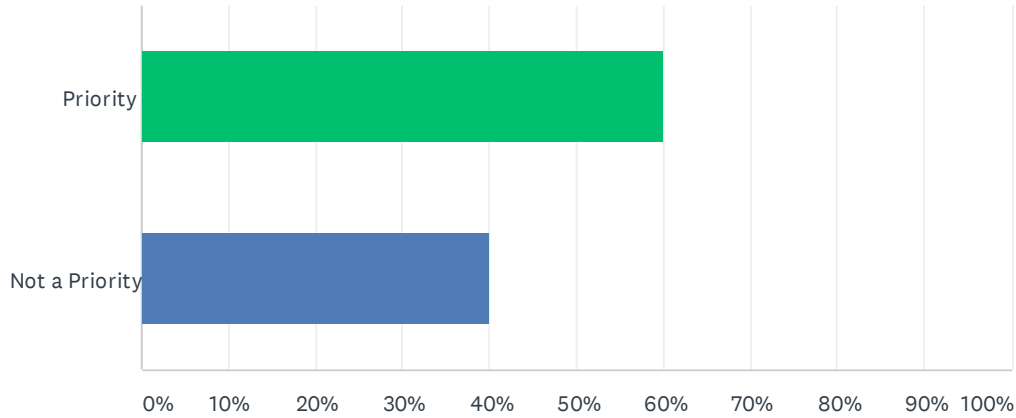
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	64.00%	16
Not a Priority	36.00%	9
<b>TOTAL</b>		<b>25</b>

Q39 RC Strategy 1.8 Expand the public education program that addresses water conservation, stormwater pollution prevention, septic system best practices and flood risk reduction.

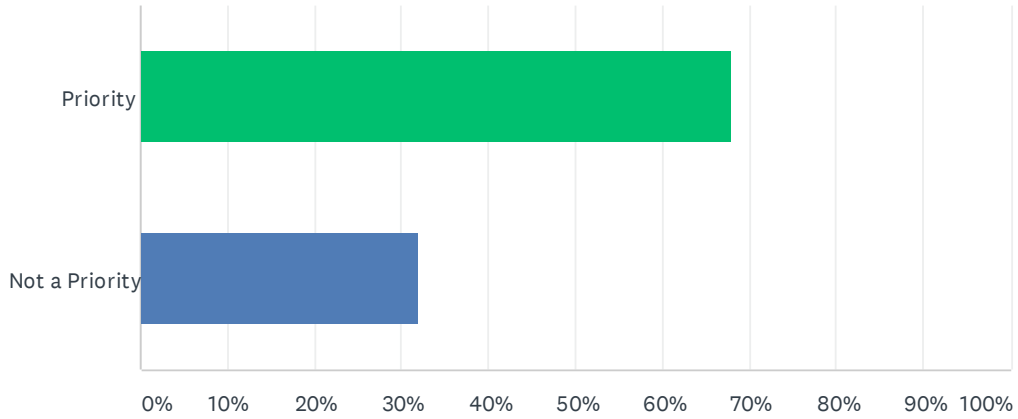
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ANSWER CHOICES	RESPONSES
Priority	60.00% 15
Not a Priority	40.00% 10
TOTAL	25

**Q41 RC Strategy 2.1 Implement Greenway Master Plan to establish a trail network that interconnects recreation areas and protected floodplain areas.**

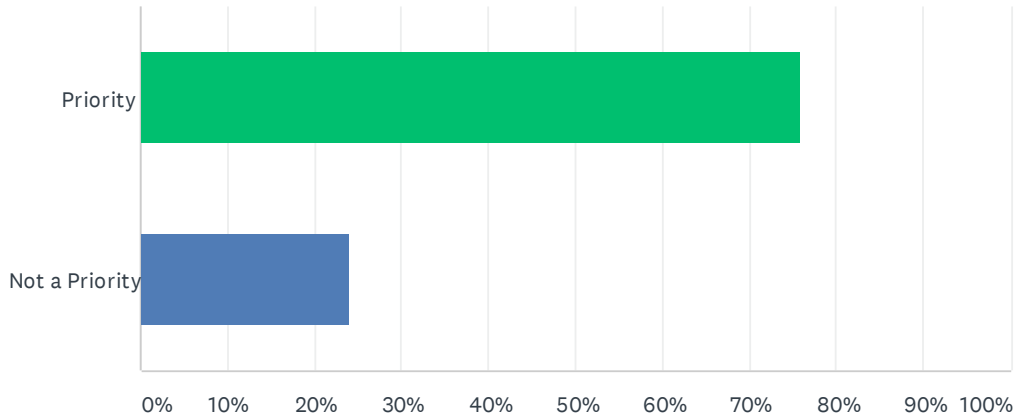
Answered: 25 Skipped: 0



ANSWER CHOICES		RESPONSES	
Priority		68.00%	17
Not a Priority		32.00%	8
TOTAL	TOTAL		25

**Q42 RC Strategy 2.2 Update the 2006 Greenspace Master Plan to identify opportunities for dedicated greenspace (as protected open space and linear greenways) through conservation easements, land donation, and/or purchase.**

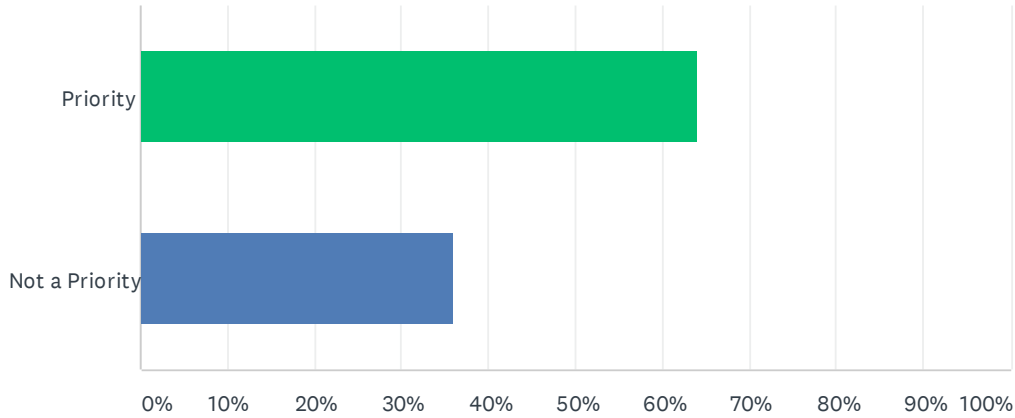
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	76.00%	19
Not a Priority	24.00%	6
<b>TOTAL</b>		<b>25</b>

### Q43 RC Strategy 2.3 Monitor the effectiveness of the open space and tree protection standards in the Zoning Ordinance, and consider changes as necessary.

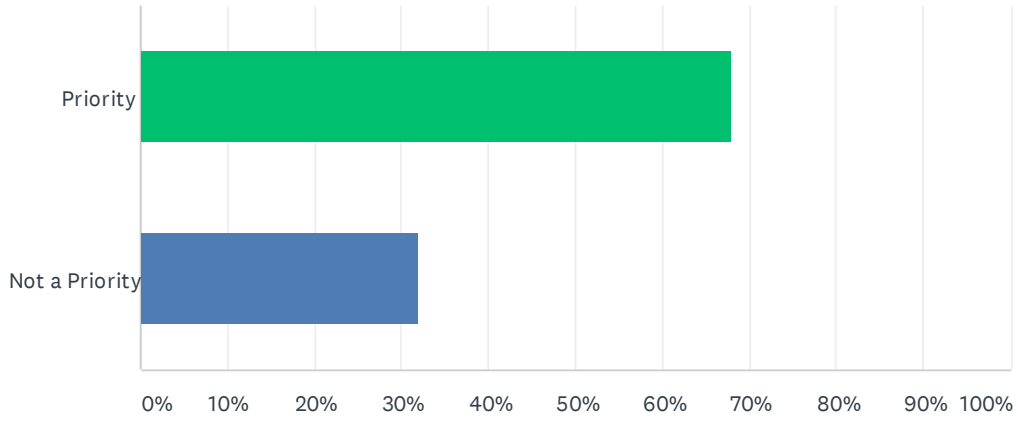
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES
Priority	64.00% 16
Not a Priority	36.00% 9
TOTAL	25

### Q44 RC Strategy 2.4 Amend regulations to incorporate standards for meaningful open space in all new residential and mixed use developments.

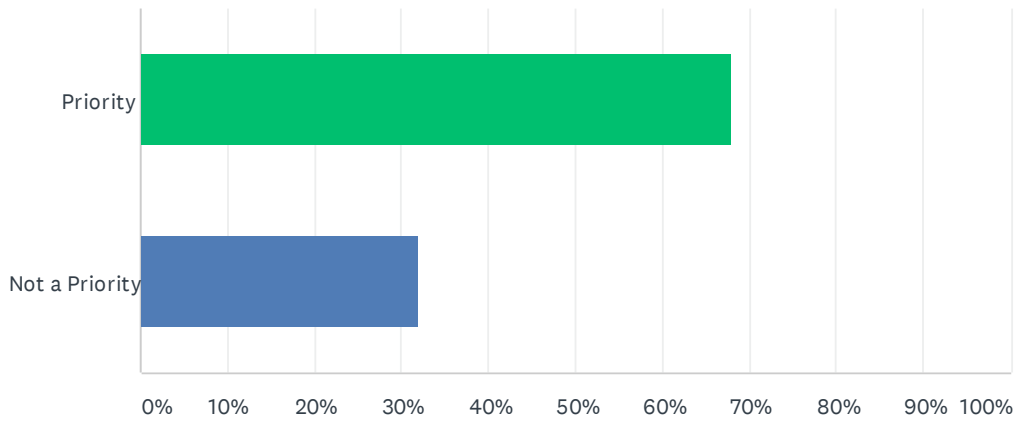
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	68.00%	17
Not a Priority	32.00%	8
TOTAL		25

### Q45 RC Strategy 2.5 Identify opportunities to preserve greenspace near Clarks Hill Lake and within floodplains.

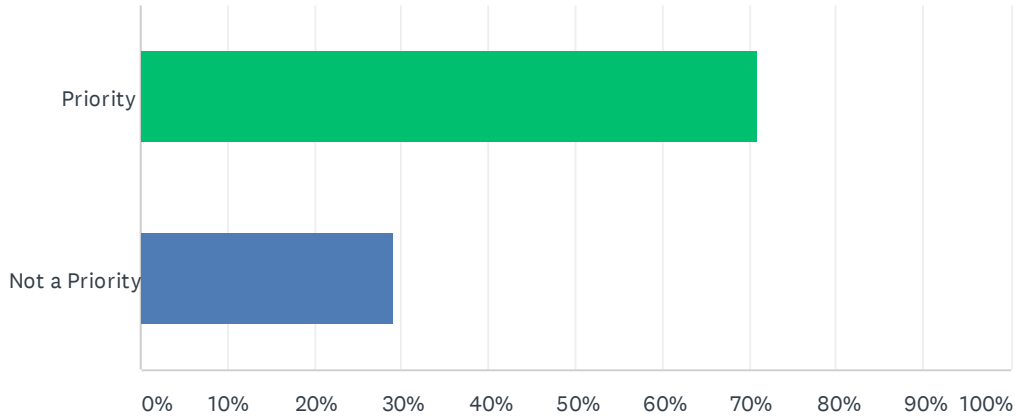
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	68.00%	17
Not a Priority	32.00%	8
TOTAL		25

## Q46 RC Strategy 2.6 Identify opportunities to expand protection of the floodplain to protect water quality and improve the County's Community Rating System (CRS) Score.

Answered: 24 Skipped: 1

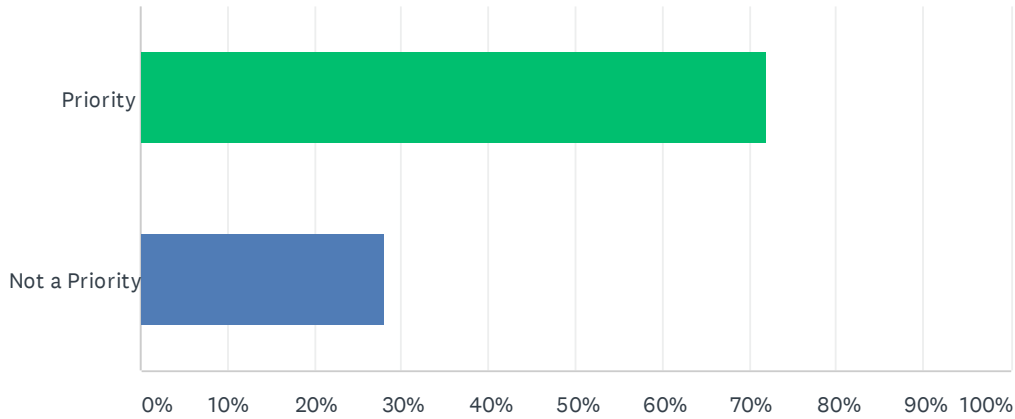


ANSWER CHOICES	RESPONSES
Priority	70.83% 17
Not a Priority	29.17% 7
TOTAL	24



**Q48 RC Strategy 3.1 Consult with the Historic Preservation Division of the Georgia Department of Natural Resources to identify available technical resources, financial assistance and incentives for preserving historic resources.**

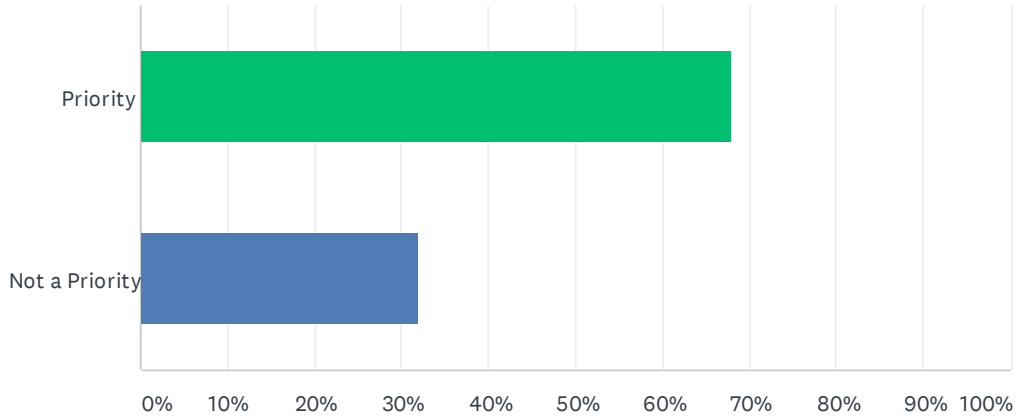
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	72.00%	18
Not a Priority	28.00%	7
TOTAL		25

### Q49 RC Strategy 3.2 Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places.

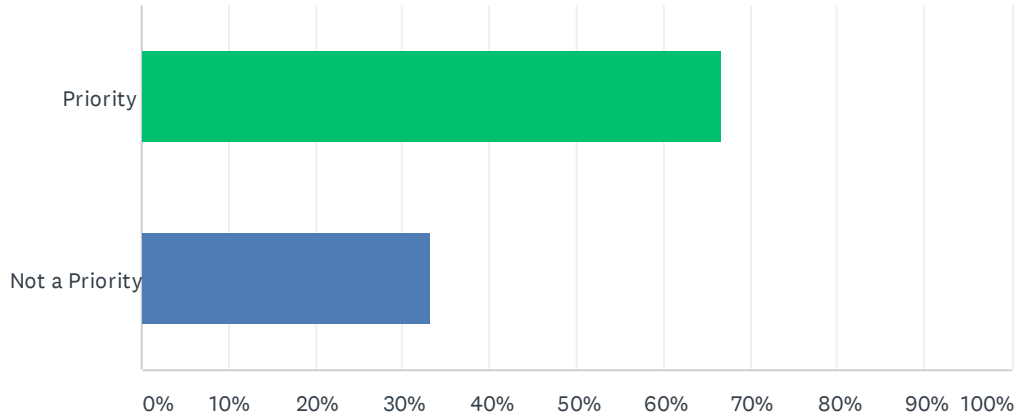
Answered: 25 Skipped: 0



ANSWER CHOICES	RESPONSES	
Priority	68.00%	17
Not a Priority	32.00%	8
TOTAL		25

### Q51 SED Strategy 1.1 Prioritize TIA funds to expand the Euchee Creek Greenway and provide parks to meet needs in underserved areas of the county.

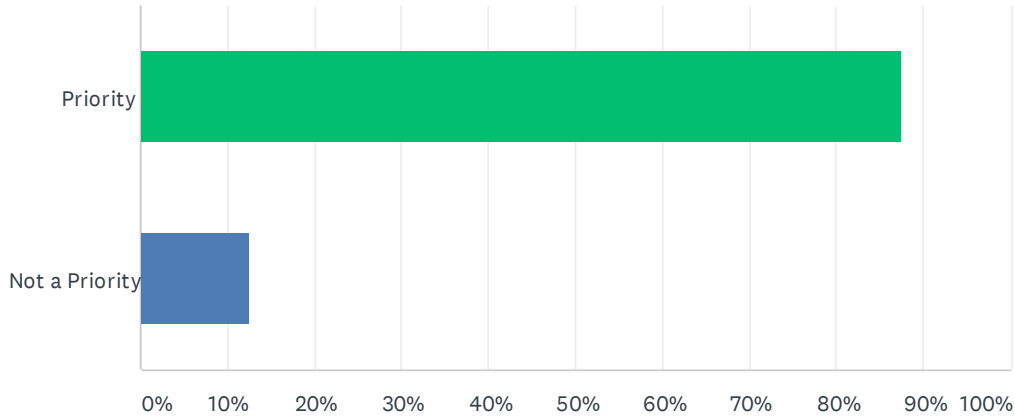
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ANSWER CHOICES	RESPONSES	
Priority	66.67%	16
Not a Priority	33.33%	8
<b>TOTAL</b>		<b>24</b>

**Q52 SED Strategy 1.2 Update the 2002 Recreation Master Plan to identify specific needs for park acreage, facilities and programs that appeal to a range of citizens including children and young adults.**

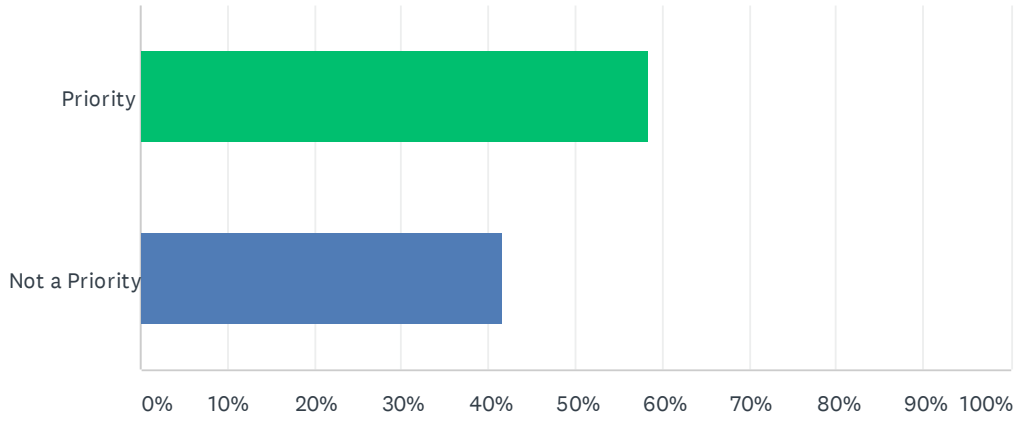
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ANSWER CHOICES	RESPONSES	
Priority	87.50%	21
Not a Priority	12.50%	3
<b>TOTAL</b>		<b>24</b>

**Q53 SED Strategy 1.3 Coordinate with organizations such as the non-profit PATH Foundation (or similar entity) to fund and implement the expansion of a coordinated trail network throughout the county.**

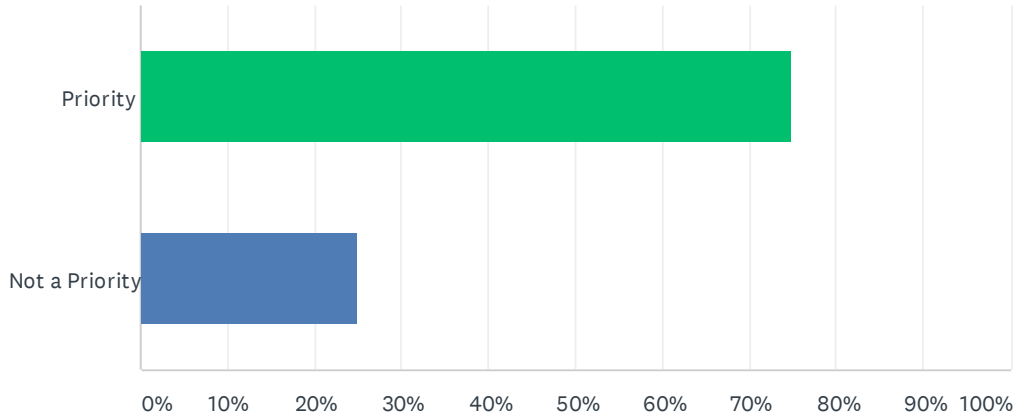
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	58.33%	14
Not a Priority	41.67%	10
TOTAL		24

**Q55 SED Strategy 2.1 Prepare a county-wide Economic Development Strategy, with eco-tourism as a component, including the support and development of the Clarks Hill Lake recreation economy.**

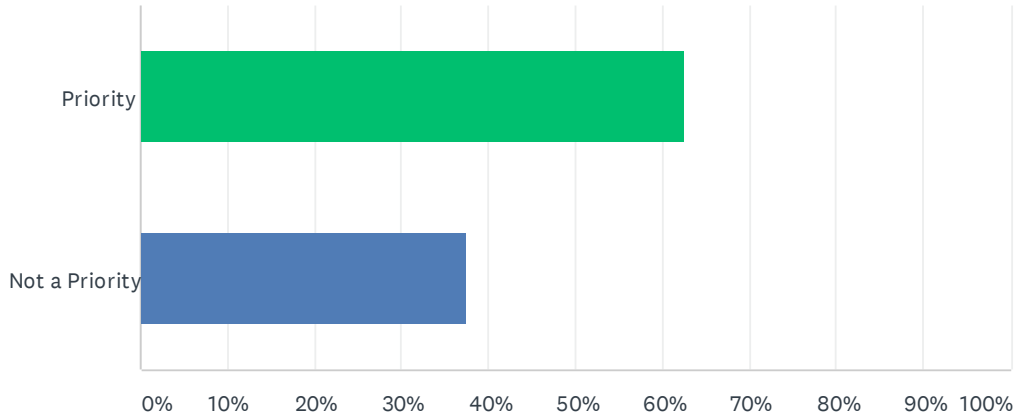
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	75.00%	18
Not a Priority	25.00%	6
<b>TOTAL</b>		<b>24</b>

**Q56 SED Strategy 2.2 Identify and implement appropriate Wildwood Park site enhancements/revenue generators (e.g. food/retail sales, small conference center.).**

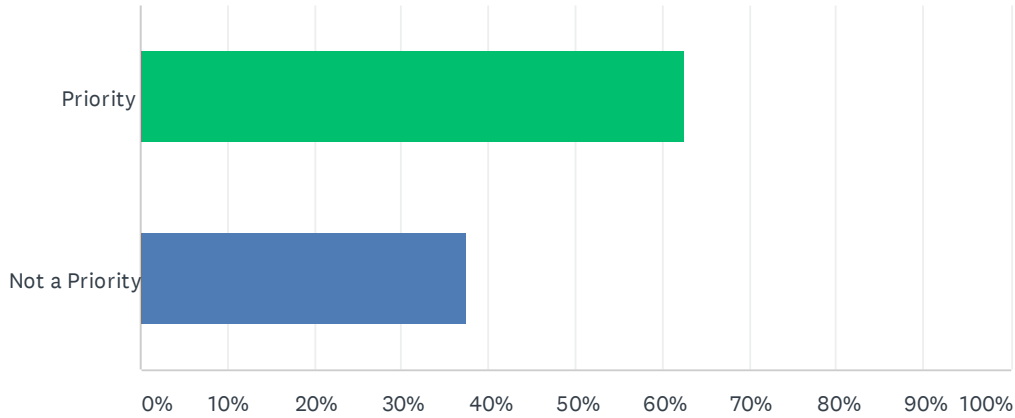
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ANSWER CHOICES	RESPONSES	
Priority	62.50%	15
Not a Priority	37.50%	9
<b>TOTAL</b>		<b>24</b>

**Q57 SED Strategy 2.3 Implement the county-wide Gateways and Wayfinding Program, including a directional signage system to guide visitors to the Savannah Rapids Pavilion and other major county facilities.**

Answered: 24 Skipped: 1

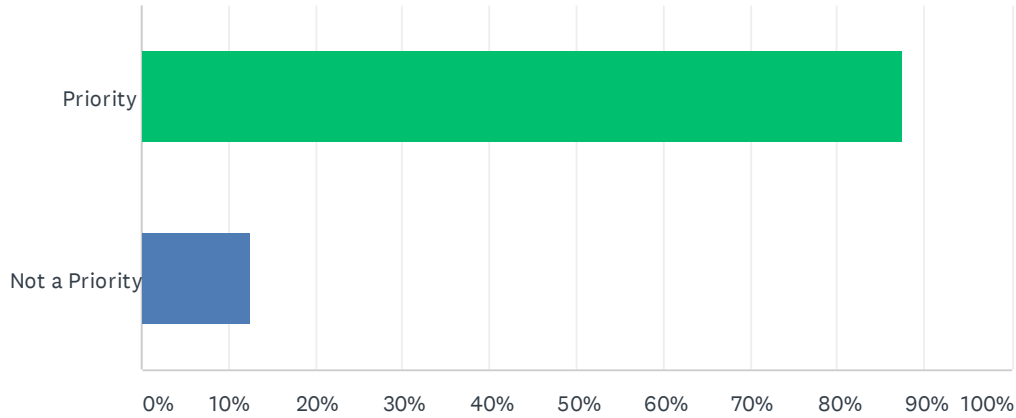


ANSWER CHOICES	RESPONSES	
Priority	62.50%	15
Not a Priority	37.50%	9
<b>TOTAL</b>		<b>24</b>



## Q59 SED Strategy 3.1 Work with the Columbia County Development Authority to implement their economic development plan “Harnessing Opportunities and Talent: An Economic Development Strategy.”

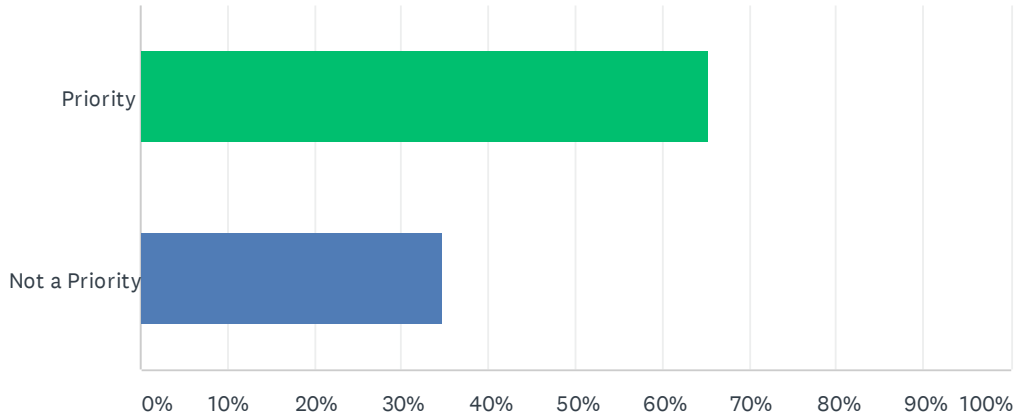
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	87.50%	21
Not a Priority	12.50%	3
TOTAL		24

**Q60 SED Strategy 3.2 Coordinate with the Central Savannah Regional Area Regional Commission (CSRARC) to implement the 2013-2017 regional Comprehensive Economic Development Strategy (CEDS).**

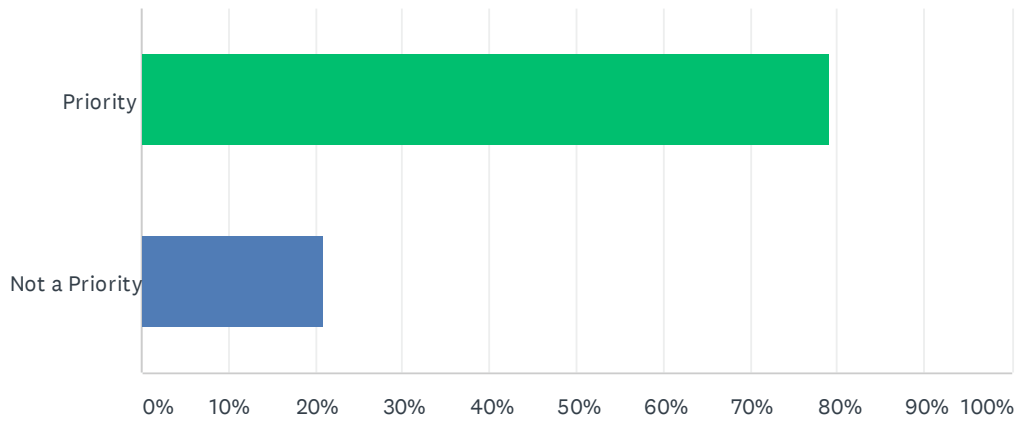
Answered: 23 Skipped: 2



ANSWER CHOICES	RESPONSES
Priority	65.22% 15
Not a Priority	34.78% 8
TOTAL	23

### Q61 SED Strategy 3.3 Support Columbia County Chamber of Commerce’s initiatives related to workforce development and leadership.

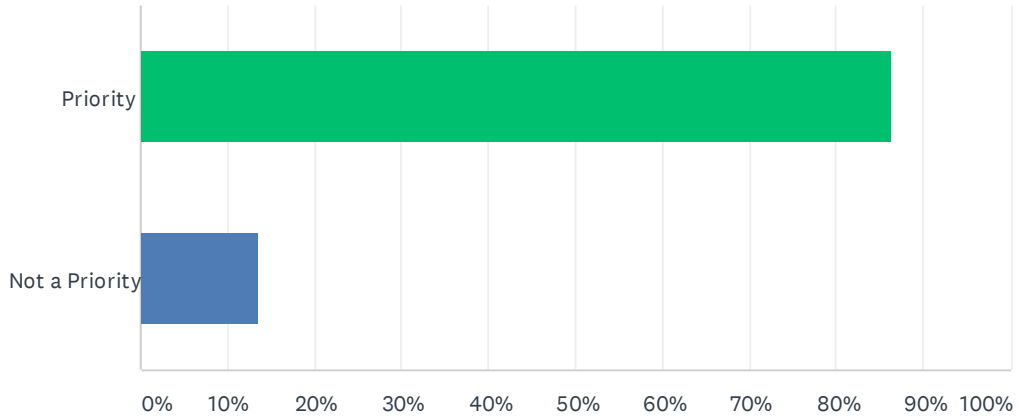
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	79.17%	19
Not a Priority	20.83%	5
TOTAL		24

### Q62 SED Strategy 3.4 Pursue GRAD (Georgia Ready for Accelerated Development) site approval for the White Oak Business Park.

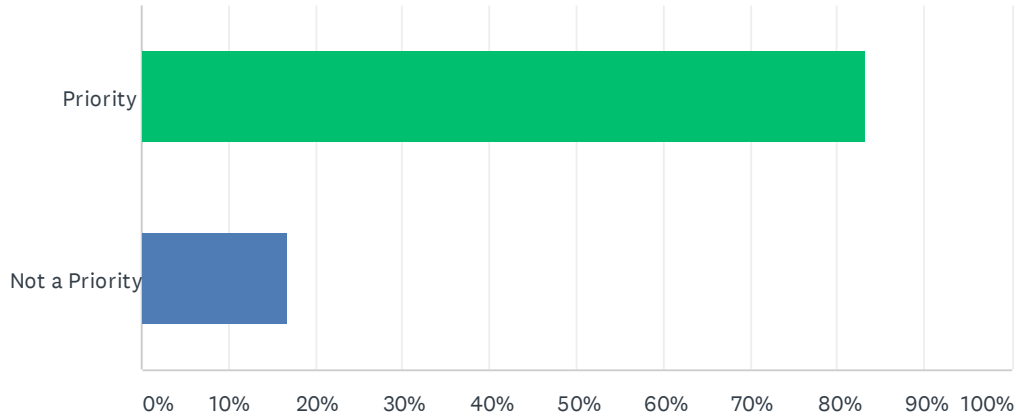
Answered: 22 Skipped: 3



ANSWER CHOICES	RESPONSES	
Priority	86.36%	19
Not a Priority	13.64%	3
TOTAL		22

### Q63 SED Strategy 3.5 Work with Columbia Development Authority to implement Tax Allocation Districts in appropriate areas to incentivize development.

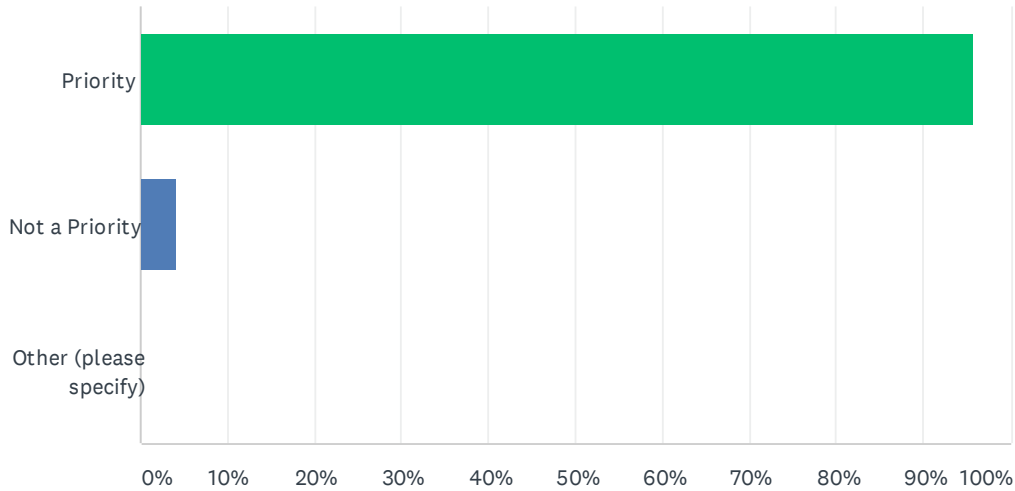
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES
Priority	83.33% 20
Not a Priority	16.67% 4
TOTAL	24

## Q65 SED Strategy 4.1 Prepare Water and Wastewater Master Plans to anticipate needed water withdrawal and treatment capacity, as well as wastewater treatment capacity in accordance with Development Strategy Map.

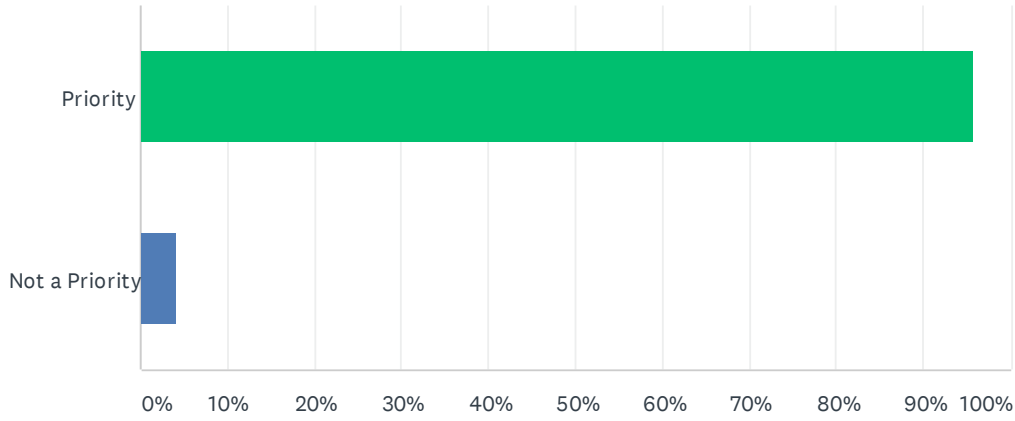
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	95.83%	23
Not a Priority	4.17%	1
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>24</b>

**Q66 SED Strategy 4.2** Coordinate the installation of public infrastructure such as water, sewer and roads to ensure they are consistent with the Future Development map and to enhance industrial development.

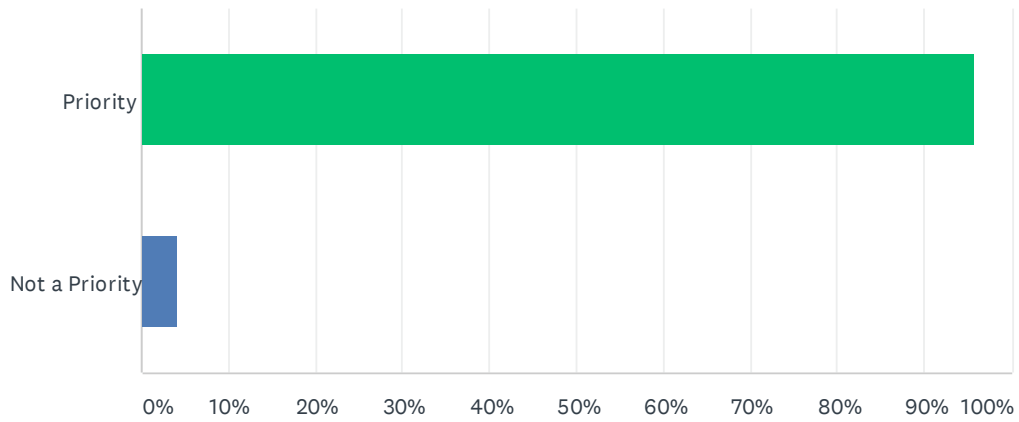
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	95.83%	23
Not a Priority	4.17%	1
<b>TOTAL</b>		<b>24</b>

### Q67 SED Strategy 4.3 Develop a plan to prioritize Broadband services in Columbia County and achieve Broadband Ready Designation.

Answered: 24 Skipped: 1

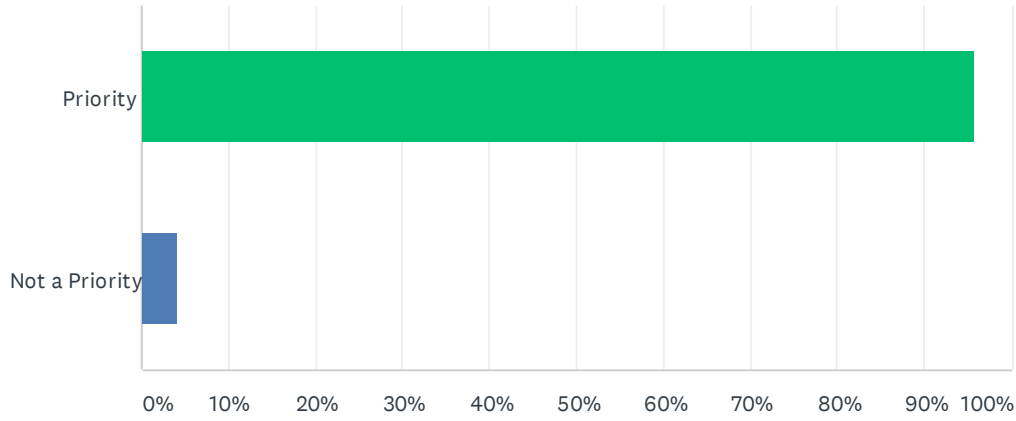


ANSWER CHOICES	RESPONSES	
Priority	95.83%	23
Not a Priority	4.17%	1
TOTAL		24



**Q68 SED Strategy 5.1 Implement SPLOST projects to maintain and/or improve public facilities and services, including public safety (fire and sheriff), stormwater, recreation, library services and roads.**

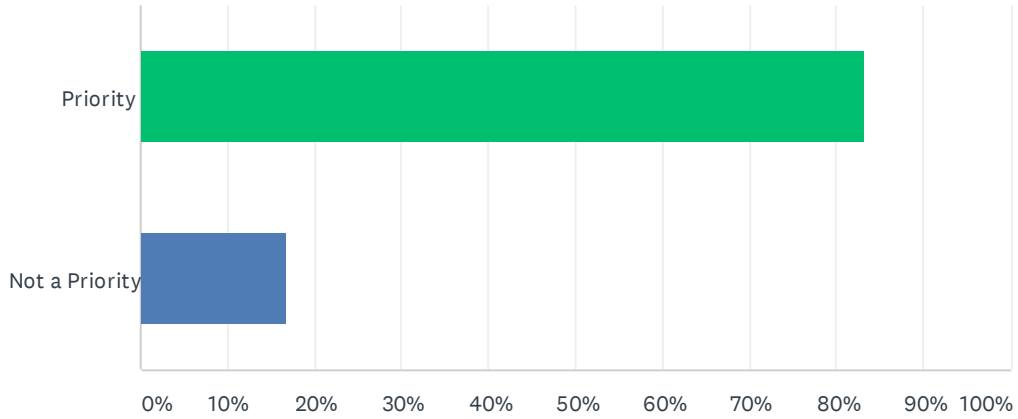
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	95.83%	23
Not a Priority	4.17%	1
TOTAL		24

### Q69 SED Strategy 5.2 Prepare a comprehensive county-wide Solid Waste Management Plan update that addresses the county’s projected growth.

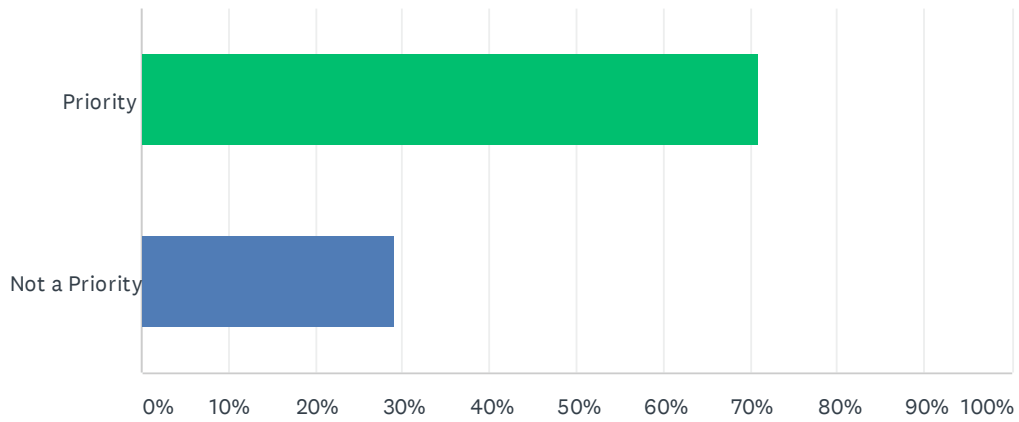
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	83.33%	20
Not a Priority	16.67%	4
TOTAL		24

### Q70 SED Strategy 5.3 Identify 'quality of life' Capital Improvement Projects needed to expand cultural and civic facilities/ services.

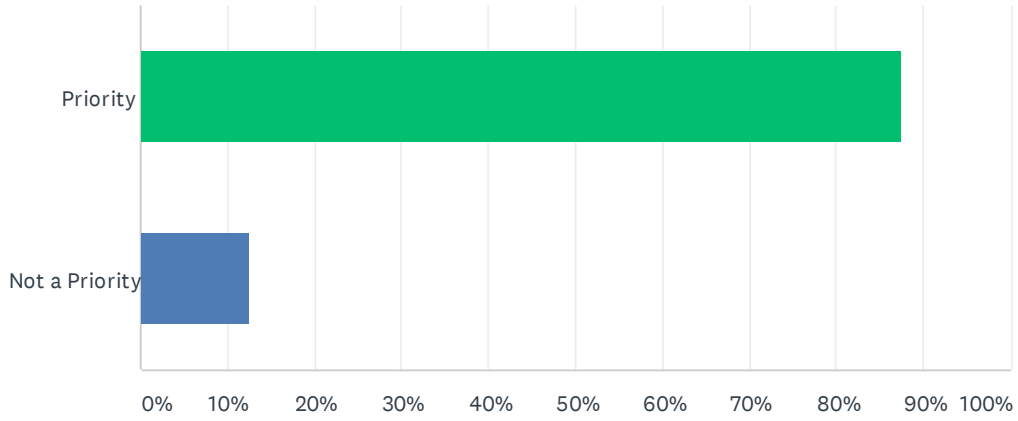
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	70.83%	17
Not a Priority	29.17%	7
TOTAL		24

### Q71 SED Strategy 5.4 Identify public safety related Capital Improvement Projects needed to maintain a high standard of emergency response.

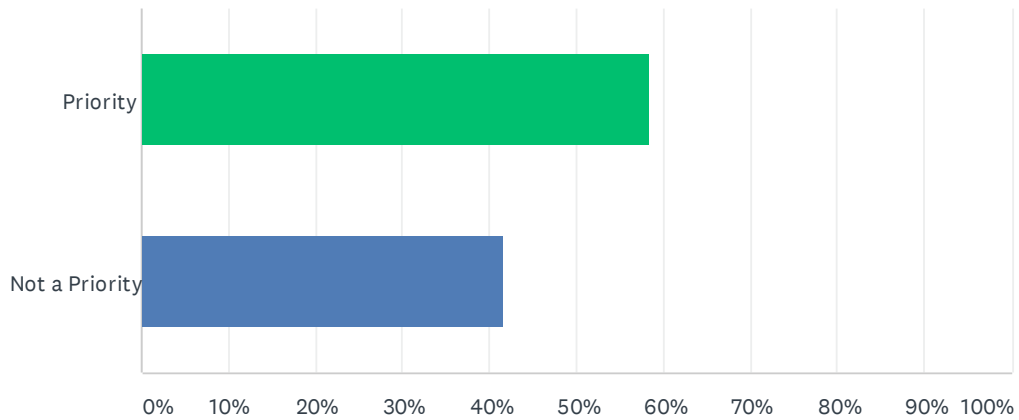
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	87.50%	21
Not a Priority	12.50%	3
TOTAL		24

### Q72 SED Strategy 5.5 Identify opportunities to provide cultural activities and facilities that appeal to young adults.

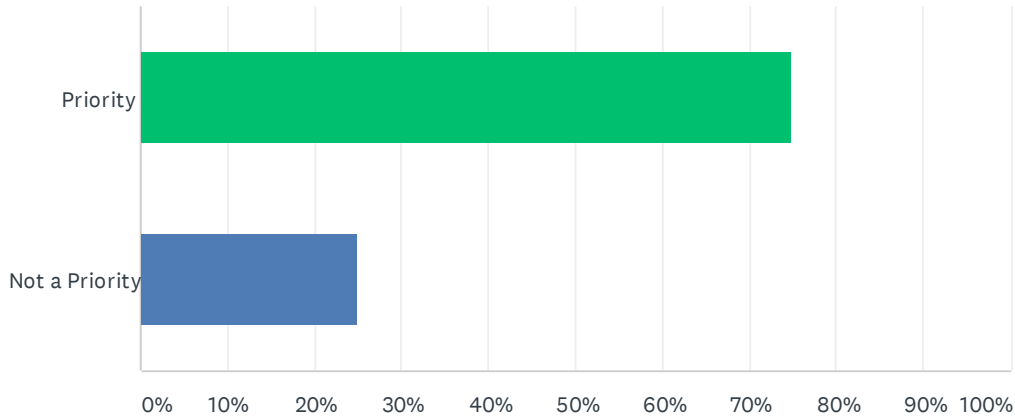
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	58.33%	14
Not a Priority	41.67%	10
TOTAL		24

**Q74 IC Strategy 1.1 Participate in the Fort Gordon Joint Land Use Study update to provide input on land use related topics and recommendations, including development 'best management practices' in close proximity to the base.**

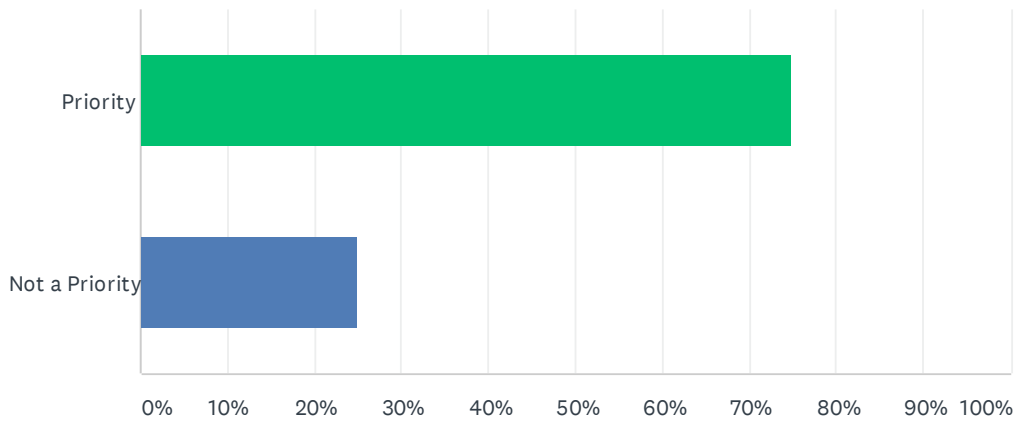
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	75.00%	18
Not a Priority	25.00%	6
TOTAL		24

**Q75 IC Strategy 1.2** Notify Fort Gordon of zoning proposals within 3,000 feet of the base in accordance with the requirements of the state Zoning Procedures Law. Consider adopting expanded development notification requirements and increase notification area to encompass the 2-mile buffer around Fort Gordon.

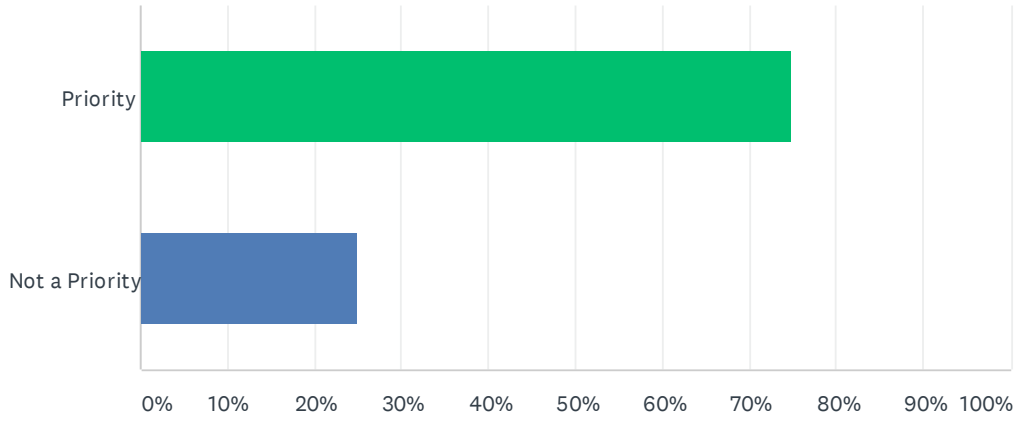
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES
Priority	75.00% 18
Not a Priority	25.00% 6
TOTAL	24

**Q76 IC Strategy 1.3 Invite Grovetown and Harlem planners to provide comment during the review process for county rezoning and development proposals in the vicinity of the cities' boundaries.**

Answered: 24 Skipped: 1

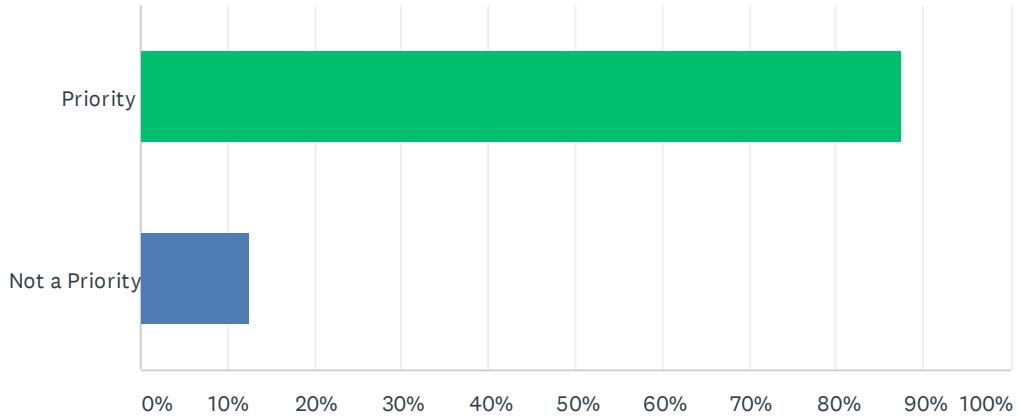


ANSWER CHOICES	RESPONSES	
Priority	75.00%	18
Not a Priority	25.00%	6
<b>TOTAL</b>		<b>24</b>



**Q77 IC Strategy 1.4 Coordinate with the Columbia County School Board to plan for appropriate development with respect to school siting decisions.**

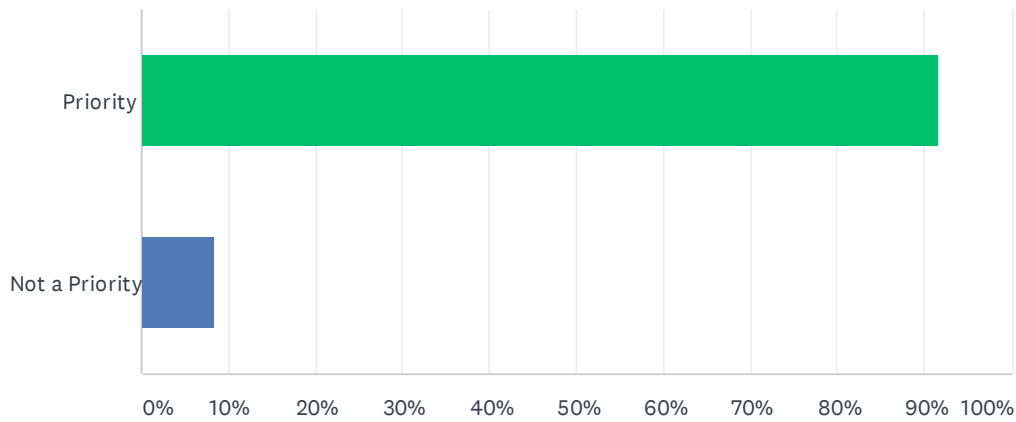
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	87.50%	21
Not a Priority	12.50%	3
TOTAL		24

**Q78 IC Strategy 1.5 Coordinate with the U.S. Army Corps of Engineers (USACE) to ensure development proposals conform to the J. Strom Thurmond Project Shoreline Management Plan; also, coordinate with USACE to educate the public about allowable shoreline development activity.**

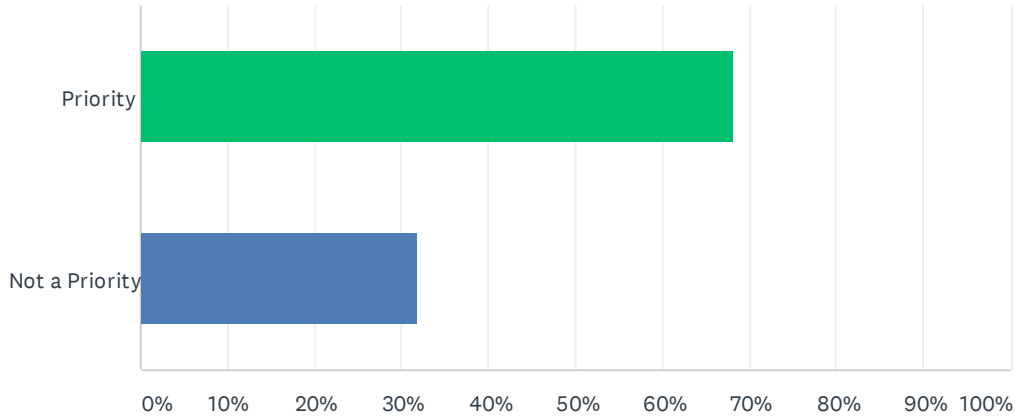
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES
Priority	91.67% 22
Not a Priority	8.33% 2
TOTAL	24

**Q79 IC Strategy 1.6 Update comprehensive plans to incorporate Joint Land Use Study (JLUS) recommendations and compatibility measures, as appropriate.**

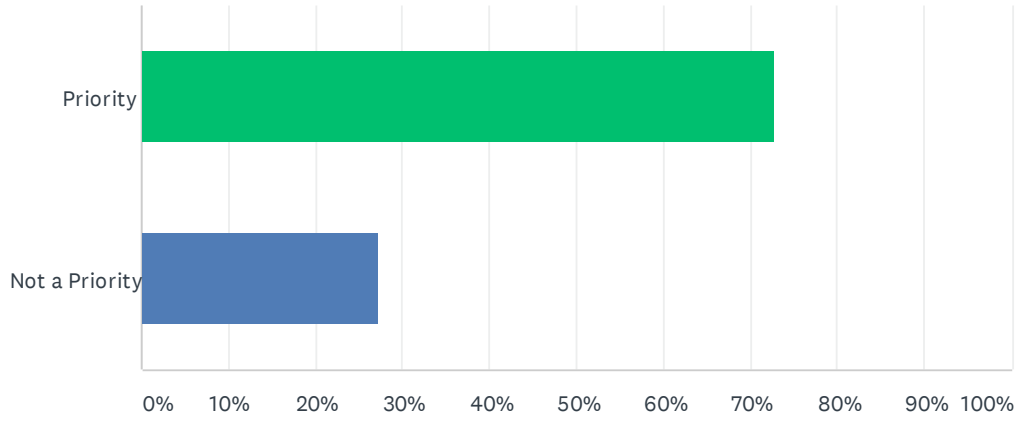
Answered: 22 Skipped: 3



ANSWER CHOICES	RESPONSES	
Priority	68.18%	15
Not a Priority	31.82%	7
<b>TOTAL</b>		<b>22</b>

## Q80 IC Strategy 1.7 Steer inappropriate uses and associated infrastructure away from noise areas and installation boundaries as identified in the JLUS.

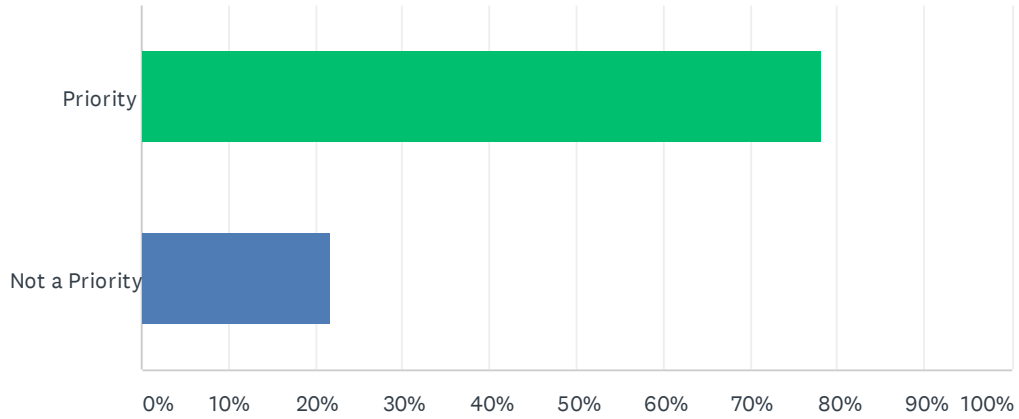
Answered: 22 Skipped: 3



ANSWER CHOICES	RESPONSES	
Priority	72.73%	16
Not a Priority	27.27%	6
TOTAL		22

### Q81 IC Strategy 1.8 Coordinate with the USACE to identify opportunities to support eco-tourism on Clarks Hill Lake.

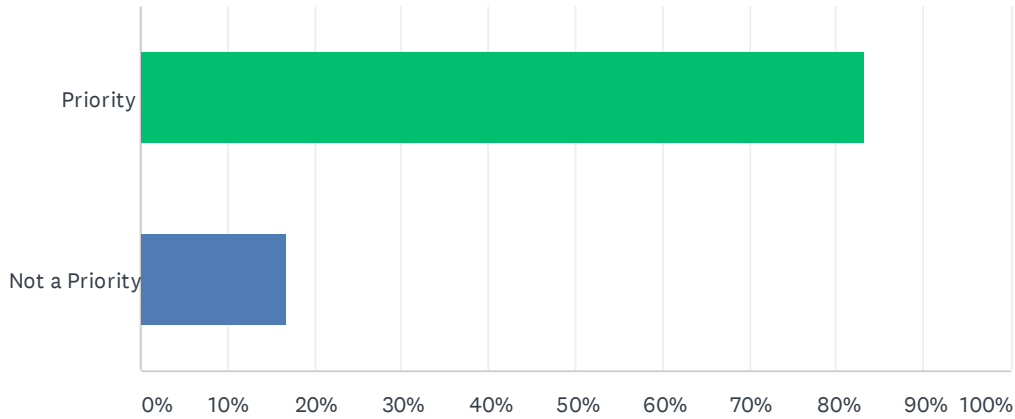
Answered: 23 Skipped: 2



ANSWER CHOICES	RESPONSES	
Priority	78.26%	18
Not a Priority	21.74%	5
TOTAL		23

**Q83 IC Strategy 2.1 Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission (CSRARC), the Augusta Regional Transportation Study (ARTS) Metropolitan Planning Organization (MPO), and the Savannah-Upper Ogeechee Council.**

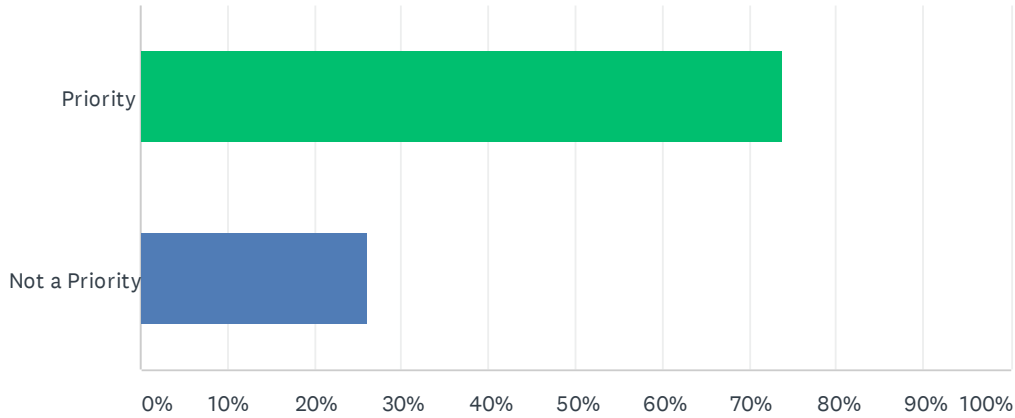
Answered: 24 Skipped: 1



ANSWER CHOICES	RESPONSES	
Priority	83.33%	20
Not a Priority	16.67%	4
<b>TOTAL</b>		<b>24</b>

**Q84 IC Strategy 2.2 Expand the Augusta Regional Transportation Study (ARTS) Regional Transportation Plan to include the updated urbanized area of Columbia County after the 2020 Census results are final.**

Answered: 23 Skipped: 2



ANSWER CHOICES	RESPONSES	
Priority	73.91%	17
Not a Priority	26.09%	6
<b>TOTAL</b>		<b>23</b>

## **Recommendations to add, eliminate or edit strategies by the Steering Committee.**

### DP1

- Keep wastewater system away from Rural Areas.

### DP2

- Create an ordinance that prohibits using neighborhood roadways as permanent parking spots. This is for safety reasons as well as aesthetic ones.
- DP 2.1 is very important to long-term quality of life, pedestrian access, and safety. DP 2.6 possess a challenge for many that seek to locate outside of HOAs. This is too broad.

### DP3

- DP 3.2 needs to provide enough options so that all developments do not look the same. Needs to allow for quality and uniqueness. DP 3.3 is important in select areas. Not necessary throughout the entire county.
- Provide incentives for quality development through density, flexible uses and design recognition.
- Many commercial properties cannot afford the extra cost involved in areas that are not in high visibility areas.

### DP4

- DP 4.5 is currently underway. More planning will remain.

### DP5

- DP 5.2 ARTS needs to include more of Columbia County it currently does. DP 5.8 Should be done in conjunction with current effort being undergone like the regional Fort Gordon OEA Study Grant.
- Look at how retaining walls create barriers to connections and how to improve the designs for better pedestrian and vehicle flow.

### RC1

- Ensure the public education is in schools and expand to community groups, churches, etc and put it online too. The public is unaware of the problems until there is an emergency.
- Most all of these items are already in practice under strict guidelines now.

### RC2

- Permanently identify and protect the Jones Creek Golf Course as greenspace.
- RC 2.3 - Needs to account the uses of the property as it relates to tree requirements.

### RC3

- Identify if the sites are close to parks or trails for destinations.

### SED1

- Include pocket parks in neighborhoods and gathering spaces for social interaction.

### SED2

- SED 2.1 Can easily be accomplished by update the DACC Economic Development Strategic Plan. This plan is designed to serve the county and can work with partner organizations.
- May have to phase the Wayfinding plan for funding reasons.



SED3

- SED 3.3 is a priority, but the scope should be widened to include the current efforts of the Development Authority of Columbia County, the regional work force study, and OEA Fort Gordon Study Grant.

SED5

- Review of ordinances that inhibit business types that may be attractive for mixed-use developments, tourism, and community engagement (i.e. the alcohol ordinance).
- Provide education opportunities. Use schools after hours for adult education and expanding skill sets.

Vision 2035 Steering Committee

December 14, 2020 Meeting

Name	Organization
Jim Cox	Columbia County Po 2
Judy Brown	<del>SA JEFF</del> District 1
Jason Blanchard	Dist 1 Rep.
Jean Gieniewicz	Springton / Cherry Hill
MIKE WILTSE	CCRP
DAVID JENKINS	HARLEM
Lloyd DeFoor	Col. P. 3

ATTACHMENT 3: COMMUNITY SURVEY



630 Ronald Reagan Drive  
Evans, GA 30809  
(706) 868-3379 (office)  
<http://columbiacountyga.gov/>

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**PRESS RELEASE**

**For Immediate Release**

**For more information, contact:**

**Cassidy Harris**

(706)868-3444 (office)

[charris@columbiacountyga.gov](mailto:charris@columbiacountyga.gov)

**Participation needed in updating Vision 2035 Comprehensive Plan**

Evans, Georgia (May 18, 2020) – Columbia County is updating its Vision 2035 Comprehensive Plan, and we want to hear from you about your vision for the future of our community! We invite you to complete our public opinion survey that can be found at <https://www.surveymonkey.com/r/cc2035>.

The information you provide will assist the County in understanding community goals, needs, and opportunities from the perspective of the people that live and work in Columbia County. Thank you in advance for your participation in this important exercise!

###

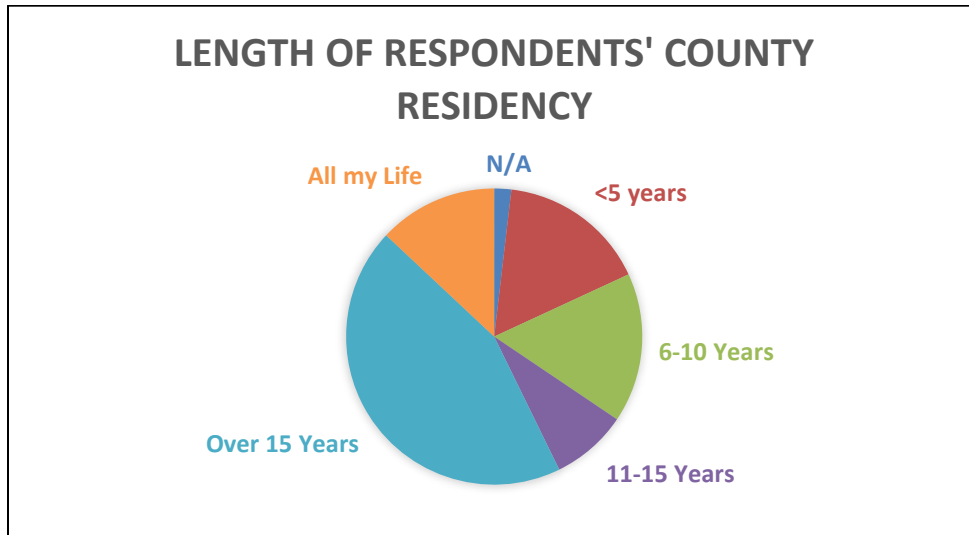


## Introduction

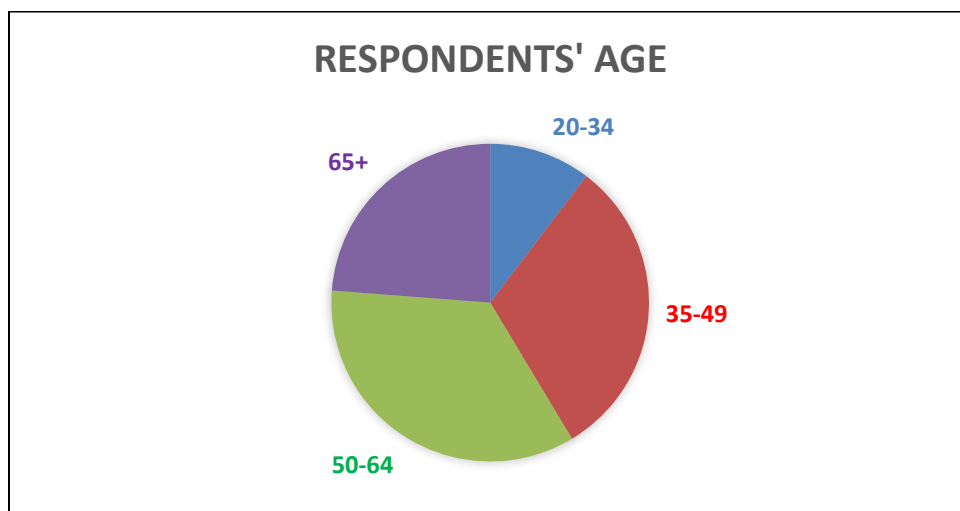
During May through July of 2020, Columbia County sought and received input from residents regarding issues facing the county in accordance with their comprehensive plan. A total of 1,038 residents completed an online survey consisting of 33 questions pertaining to issues facing the county.

## Who are we?

Of the total respondents, 97% claim Columbia County as their primary residence. Forty-four percent have lived in the county for over 15 years and 13% are lifelong residents. The total distribution is illustrated below.



As shown in the figure below, the majority of the respondents are split between the ages of 35 to 49 years old (31%) and 50 to 64 years old (34%). Approximately 10% of the survey participants are between the ages of 20-34. The remaining 24% of participants are 65+ years old.



### Where do we live and work?

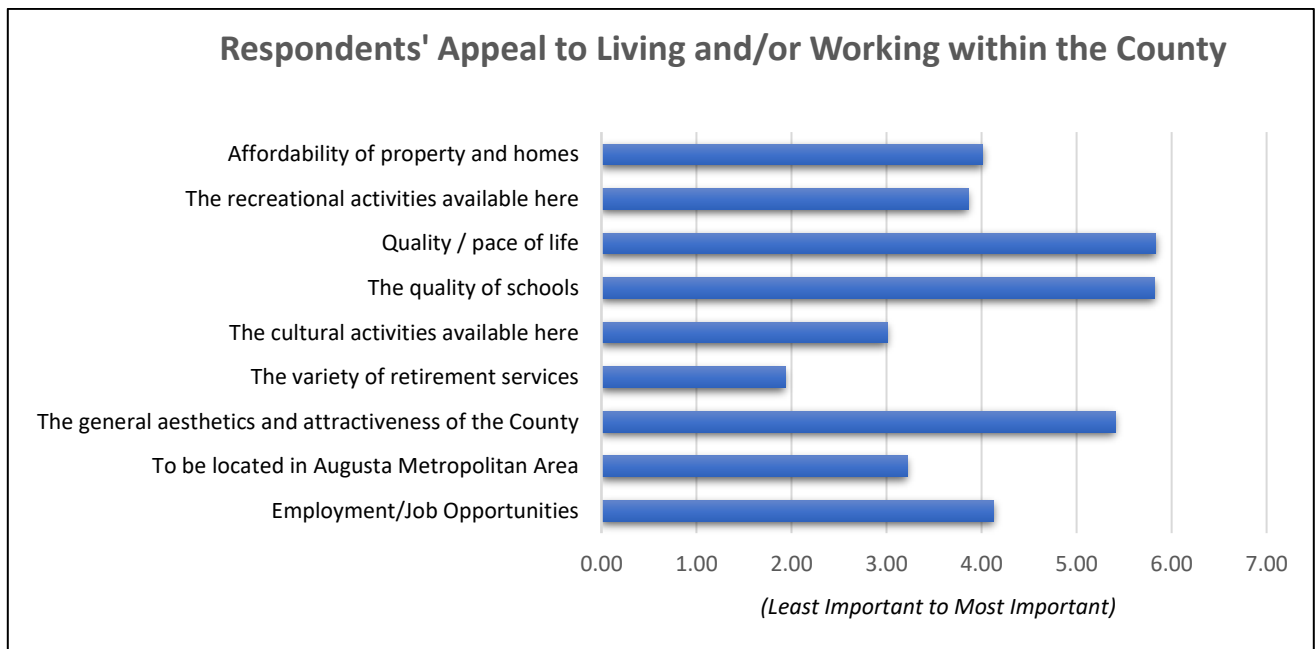
Residents of Columbia County make up 97% of the survey respondents. Of the survey participants who live within the County, 34% live in District 1 and 33% live in District 3. The remaining 21% and 9% live in Districts 4 and 2, respectively. The remaining 3% of survey participants do not live in Columbia County.

The majority of survey respondents (97%) are homeowners within the County, while the remaining 3% of respondents either rent homes, own undeveloped property, or other.

In regards to employment, 112 respondents identified themselves as business owners within Columbia County. Approximately 257 participants are also employed within the County. The remaining respondents either did not respond to this question or chose “other”, which may indicate a status of retired, unemployed, disabled veteran, or does not work in the County.

### Why do we choose to live and work in Columbia County?

Of the nine survey choices regarding why respondents live and work in Columbia County, quality and pace of life ranked highest of importance. Rounding out the top three choices are the quality of schools and general aesthetics and attractiveness of the area. Of least importance are the variety of retirement services and quality of the schools. Results are summarized in the figure below. Other reasons for living, working, or owning property in the County as noted by survey respondents include, but are not limited to: live closer to family; close to nature; close to Ft. Gordon; enjoy the small town feel; cost of living; safety- lower crime rate; land/acreage available; nearby amenities.



## Favorite Spots

When asked to name a favorite place in the County, 940 respondents were happy to respond. Responses varied significantly but several reoccurring themes were noted. These reoccurring themes include, but are not limited to, the following:

- “My Home” – mentioned approximately 87 times;
- “The Lake” – mentioned approximately 102 times;
- “Savannah Rapids” – mentioned approximately 102 times;
- “Lady Antebellum (“A”) Park – mentioned approximately 83 times;
- “Nature Trails/Woods” – mentioned approximately 64 times;
- “Appling” – mentioned 50 times;
- “Columbia County Library” – mentioned 50 times;
- “Harlem” – mentioned approximately 34 times;
- “Clark’s Hill” – mentioned approximately 45 times.



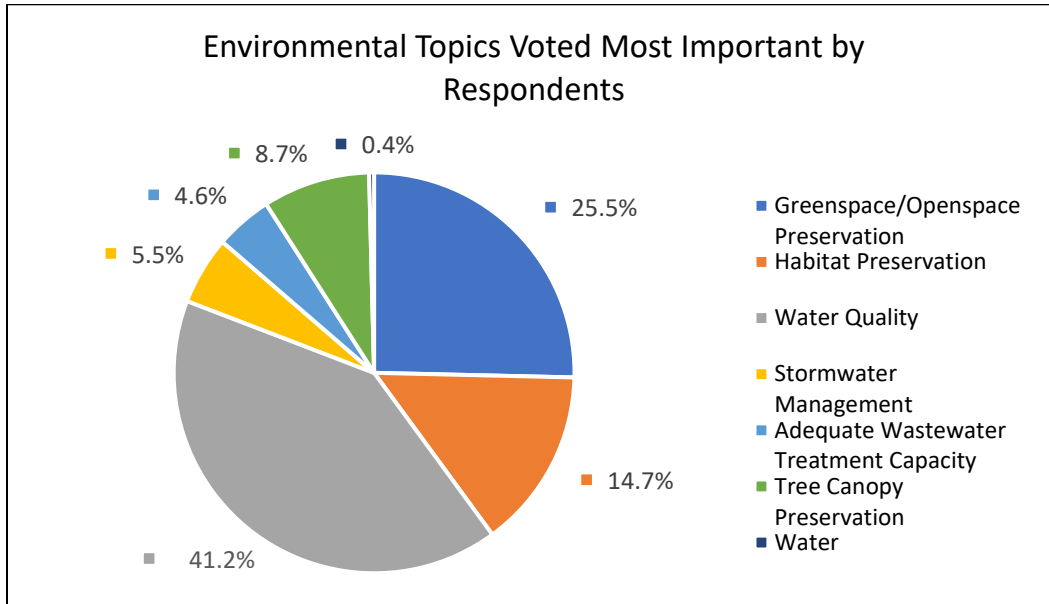
## General Goals for the County

Respondents were asked to agree or disagree with statements regarding what actions the County should pursue in regards to future development. A majority of respondents agree with almost all statements, indicating public approval for the County to regulate development to protect open spaces and promote economic growth. The one statement that had more votes for “disagree” than “agree” was that of permitting more mixed use and multifamily development in defined areas of the County that already have or would be suited for this type of development. The results were sorted by statements with the most agreement to the most disagreement and are presented in the table below.

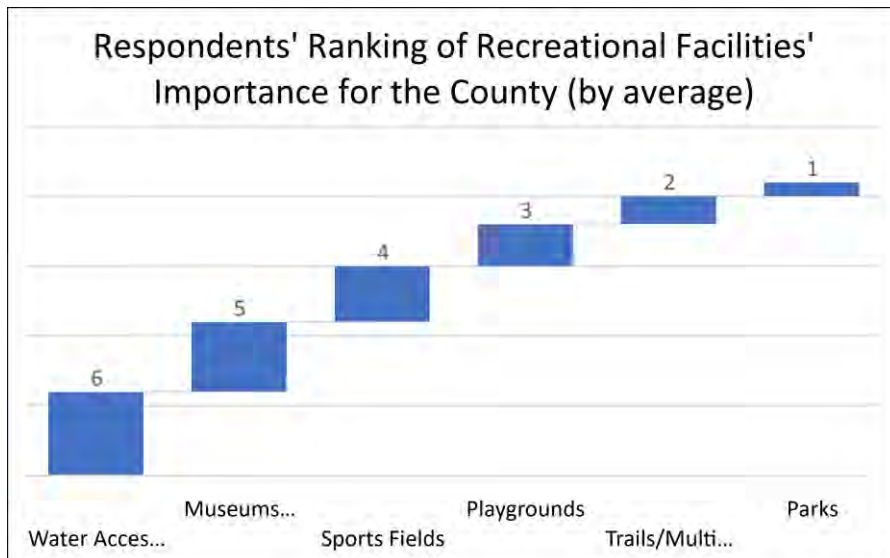
Statement	Number of Votes that:		
	Agree	Disagree	No Opinion
<i><b>The County should:</b></i>			
develop regulations that require green space preservation in new development	939	52	43
develop design guidelines for new commercial development	870	90	75
implement measures to allow for more public input in zoning and development decisions	865	50	119
improve broadband internet access availability	836	61	134
develop programs/regulations/incentives that preserve the character of rural areas.	825	80	128
work more closely with the Board of Education, City of Grovetown, and City of Harlem on development decisions	791	66	174
encourage improvement and redevelopment of the Martinez commercial area	758	84	191
cluster commercial development in defined areas of the County.	713	151	165
help revitalize Appling with input from local residents	645	143	242
pursue implementation of impact fees for new development to help improve infrastructure	622	200	206
provide more park space	611	196	224
encourage industrial development along major corridors or the interstate only	609	228	194
pursue more class A office space to attract higher income jobs to the County	604	142	281
update its zoning ordinance	529	92	407
increase allowed residential densities in urban centers with a corresponding increase in required green space.	527	318	187
implement more stringent requirements for stormwater runoff than what is required by the State of Georgia	518	230	283
do more to encourage development of restaurants, services, and other amenities in rural areas	497	335	200
permit more commercial development along major corridors	422	384	224
permit more mixed use and multifamily development in defined areas of the County that already have or would be suited for this type of development.	388	473	172

### What Is Most Important To Us?

When asked to rank seven environmental topics based on how important they are to each individual, approximately 998 people responded. On average, the highest ranked topic was water quality which was voted as the topic of highest importance by 41% of survey respondents. The ranking was then followed by greenspace/open-space preservation and then habitat preservation. The breakdown of the resulting averages is depicted in the figure below.



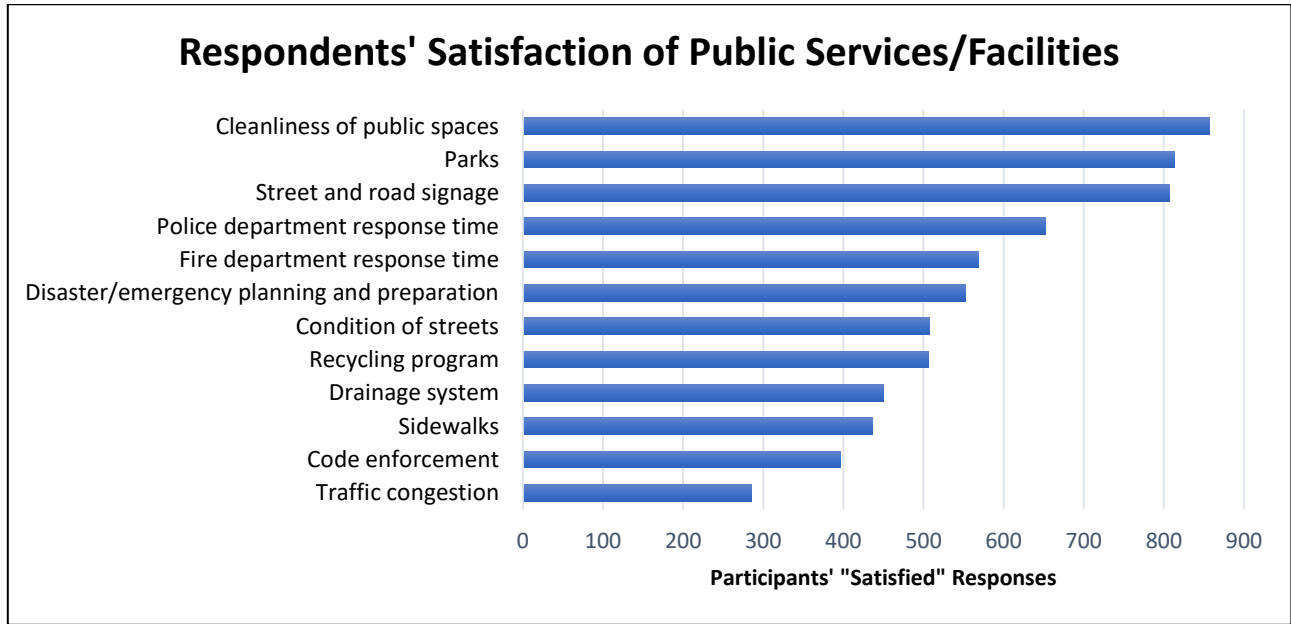
Survey participants were asked to rank recreational facilities in the County from 1 (highest importance) to 6 (lowest importance). On average, “Parks” was ranked as most important of the six recreational facilities, and received the highest ranking for over 40% of the respondents’ votes. “Trails/Multi-use Paths” was the second highest ranking on average, and also received 30% of the respondents’ highest vote. The Ranking for each of the six categories by overall average is shown in the Figure below.



Category	Ranking of Importance (Averaged)
Parks	1
Trails/Multi-use Paths	2
Playgrounds	3
Sports Fields	4
Museums/Historical Sites	5
Water Access/Boat Ramps	6

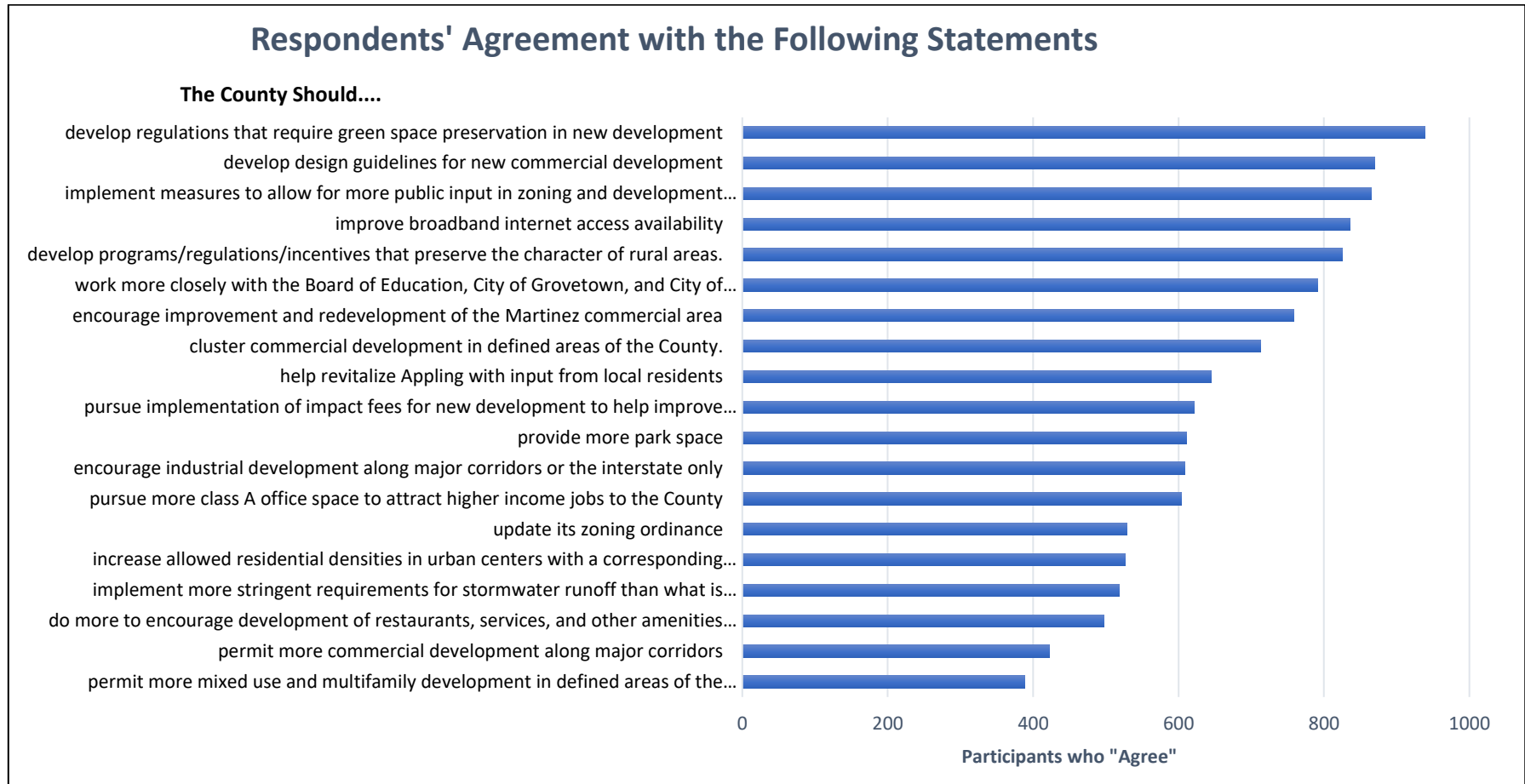
## Current Public Services and Facilities

Given 12 public services and facilities, survey respondents were able to rate their current satisfaction of these offerings within the County by selecting “satisfied,” “dissatisfied,” or “no opinion”. The service/facility with the highest rated satisfaction was “Cleanliness of public spaces”. Nine of the 12 categories received “satisfied” for the majority of the votes, whereas two of the 12 received “dissatisfied,” and one category (Code Enforcement) received a majority of votes for “no opinion”. “Traffic Congestion” and “Sidewalks” received more “dissatisfied” votes than “satisfied” or “no opinion” votes. The figure below illustrates the ranking of participants’ current satisfaction with the public services and facilities in Columbia County from highest satisfaction to lowest.



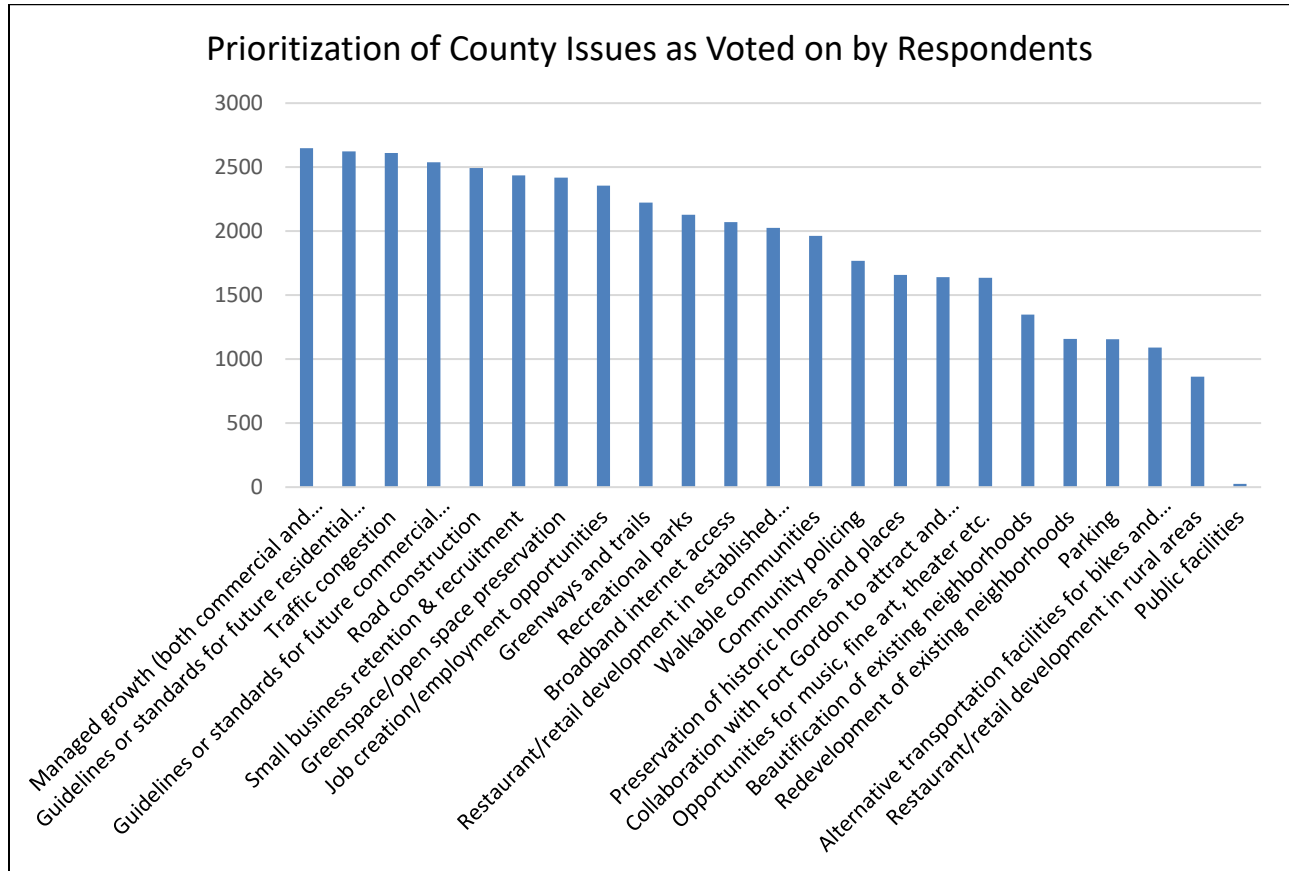
## Zoning and Land Use

Survey participants were asked a series of statements in regards to actions the County should take in regards to planning for future development. Respondents could select either “agree”, “disagree”, or “no opinion” in response to these statements. The statement with the most participant agreement was, “The County should develop regulations that require green space reservation in new development.” The statements were ranked by most agreeable to least agreeable and are displayed in the figure below.



## Future Development

Approximately 1,018 survey respondents voted on the how the County should prioritize issues involved with current and future development. The participants were able to select “High Priority”, “Low Priority”, or “Not a Priority” for each of the concerns. The results were compiled and each priority rating was given a point value (High Priority = 3; Low Priority= 1; Not a Priority=-3). The point value for each of the 23 concerns was then organized by overall priority and illustrated in the figure, below. The three issues with the highest voted priorities include the following: Managed growth (both commercial and residential); Guidelines or standards for future residential development; Traffic congestion. The issue with the lowest voted priority is Restaurant/retail development in rural areas.

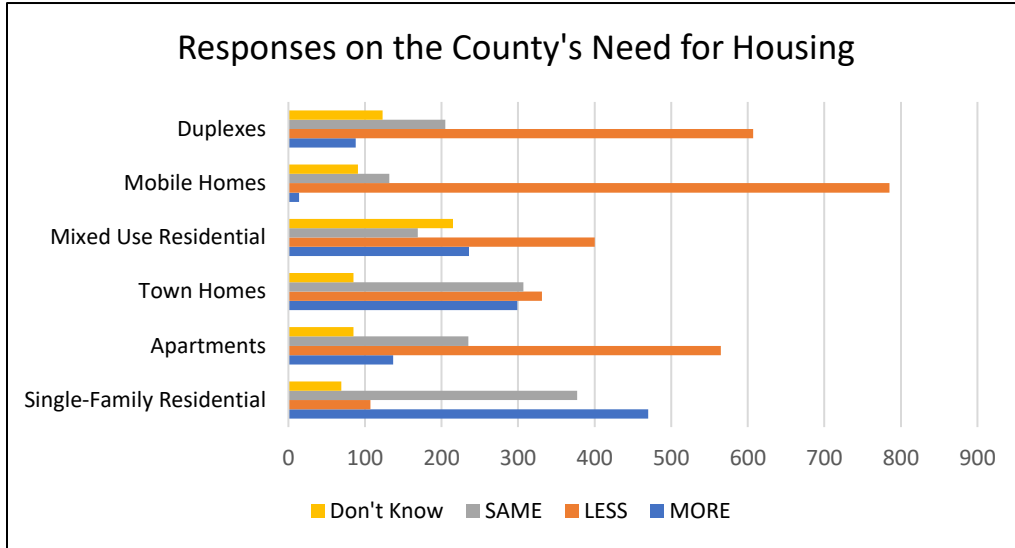


Participants also provided 962 open-ended responses for what they feel to be the greatest challenge facing Columbia County that the County should plan for in the next 20 years. Results varied, but there were common themes established in the responses, including, but not limited to:

- Traffic
- Growth management
- Increased population
- Overdevelopment
- Overcrowded Schools
- Too many houses and people
- Overdeveloping in rural areas
- Public transportation
- Better roads/infrastructure to support growth
- Pollution
- Jobs and business creation
- Keeping the “small town” feel
- Increased crime
- Affordable housing

## Residential Development

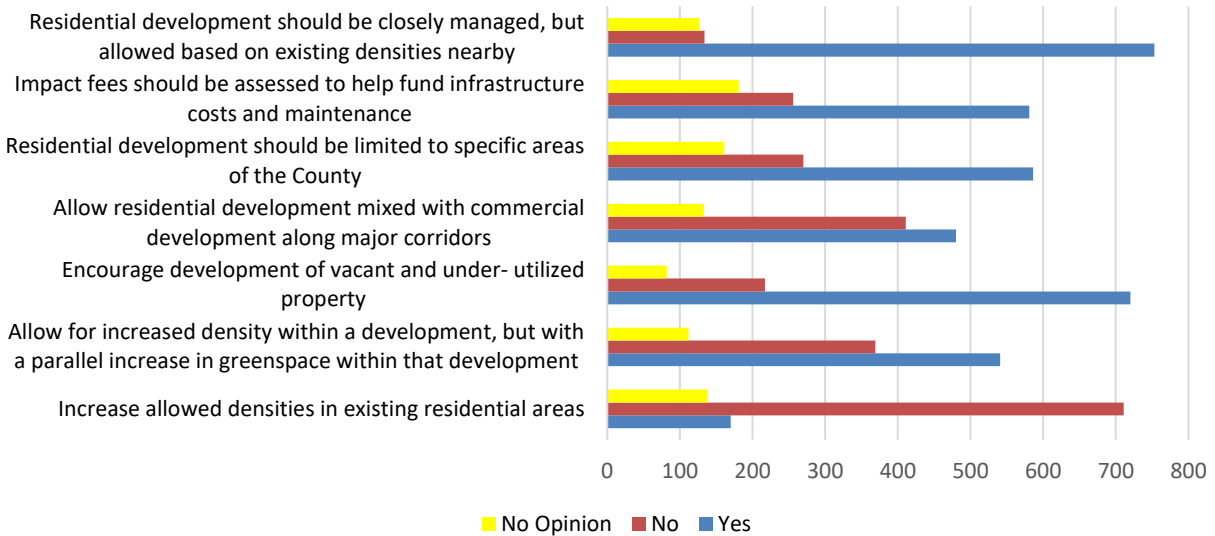
Overall, survey respondents indicated the need for more single-family residential homes, and less apartments, town homes, mixed use residential buildings, mobile homes, and duplexes. Results are depicted in the following figure.



When asked how the County should address seven categories regarding future residential development over the next 20 years, participants were able to choose from either “yes”, “no”, or “no opinion” for each. Of the seven, the top response for “yes” was voted for the following statement: “Residential development should be closely managed, but allowed based on existing densities nearby”. The statement voted with the most “no” responses was for the statement, “Increase allowed densities in existing residential areas”. Considering survey responses for the previous question regarding the need for more housing, it makes sense that the respondents also do not want increased density of housing development. See results to this survey question in the following figure.

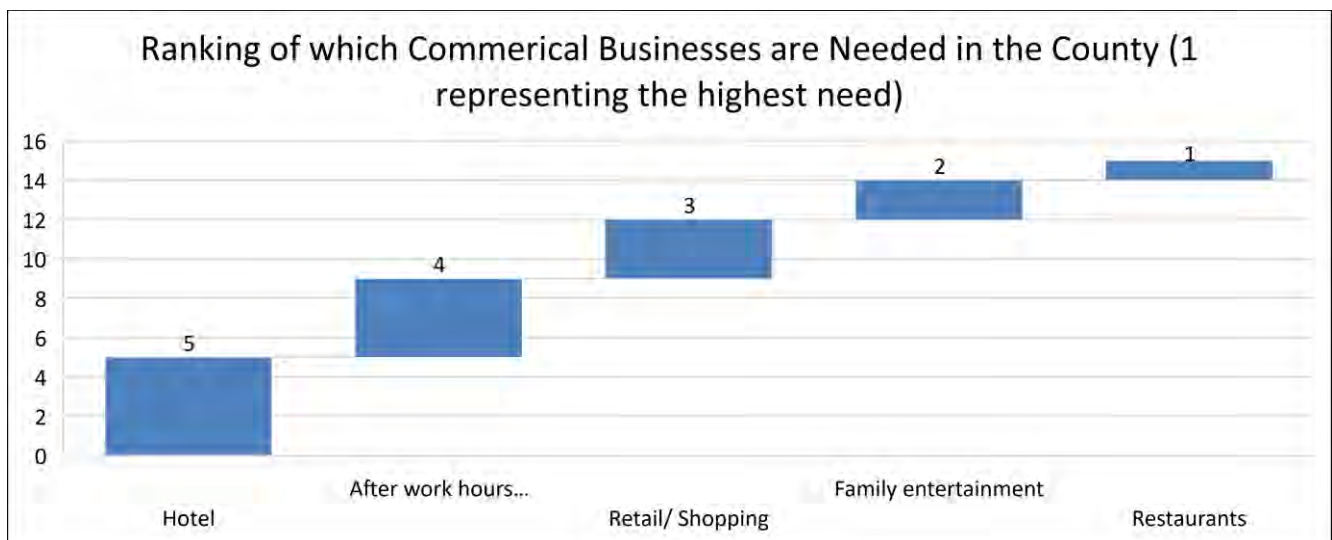
A similar survey question resulted in responses that indicated a need for more development focused on housing for young couples/families, Retirement Communities (55+), and Housing for disabled or individuals with special needs.

## How Should the County Address Future Residential Development Over the Next 20 Years?



### Commercial Business

Survey participants ranked the following five commercial businesses from “1” through “5” (1 indicating the highest) by need in the County: After work hours entertainment; Family entertainment, Hotel, Retail/shopping, and Restaurants. The rankings for each category were averaged and results for overall ranking are depicted in the following figure. The category with the highest ranked need on average was restaurants. This was followed by family entertainment, retail/shopping, after work entertainment, and hotel, in their respective order of average ranking.



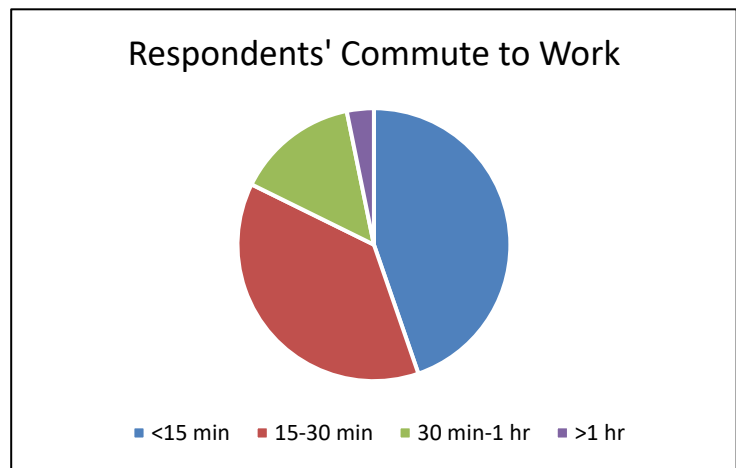
Survey participants responded to where they feel the new commercial businesses listed in the previous question should be placed. The location with the highest consensus was “in established commercial areas as new development”. This was then followed by “Redevelopment of underutilized or vacant property”, “Close to the interstate”, “Along major road corridors”, “In mixed use developments”, and “In rural areas at major crossroads specifically targeted for development”, in the respective, descending order of preference.

Approximately 78% of participants voted that design requirements, such as material requirements for building exteriors, be required for commercial development. The remaining 22% of votes were broken evenly into “no” or “no opinion” on enforcing design requirements within the County.

### Transportation/Commute

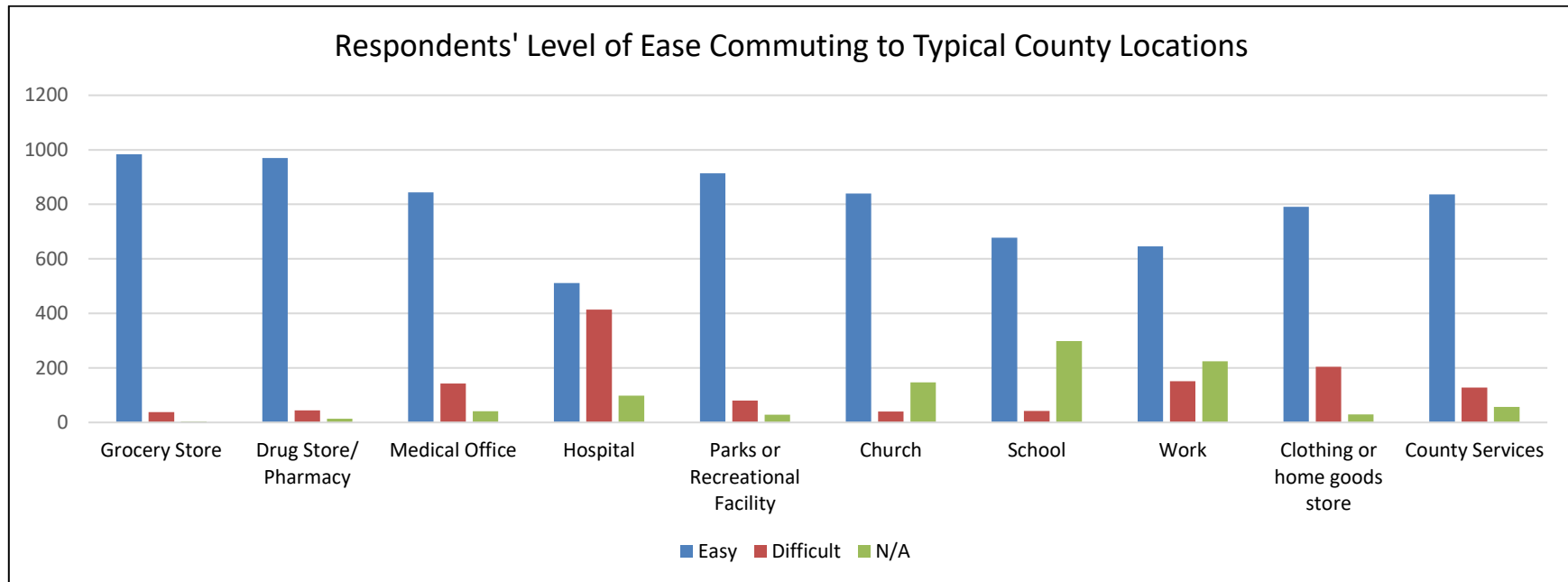
Participants were asked what their primary mode of transportation is given the following options: Bicycle, Family/Friend’s vehicle, Personal Vehicle (car or truck), or Moped/Motorcycle. The majority of respondents (99%) indicated they use a personal vehicle for transportation. The remaining 1% was split evenly between bicycle, family/friend’s vehicle, and moped/motorcycle.

When asked about their regular commuting trends for work, about 72% of respondents said they drive to work daily and 23% work from home. The remaining 5% telecommute several times a week. About 45% of respondents drive less than 15 minutes to work, while 38% drive between 15 and 30 minutes to work, and 14% drive between 30 minutes to an hour. The remaining 2% drive over an hour every day for work.

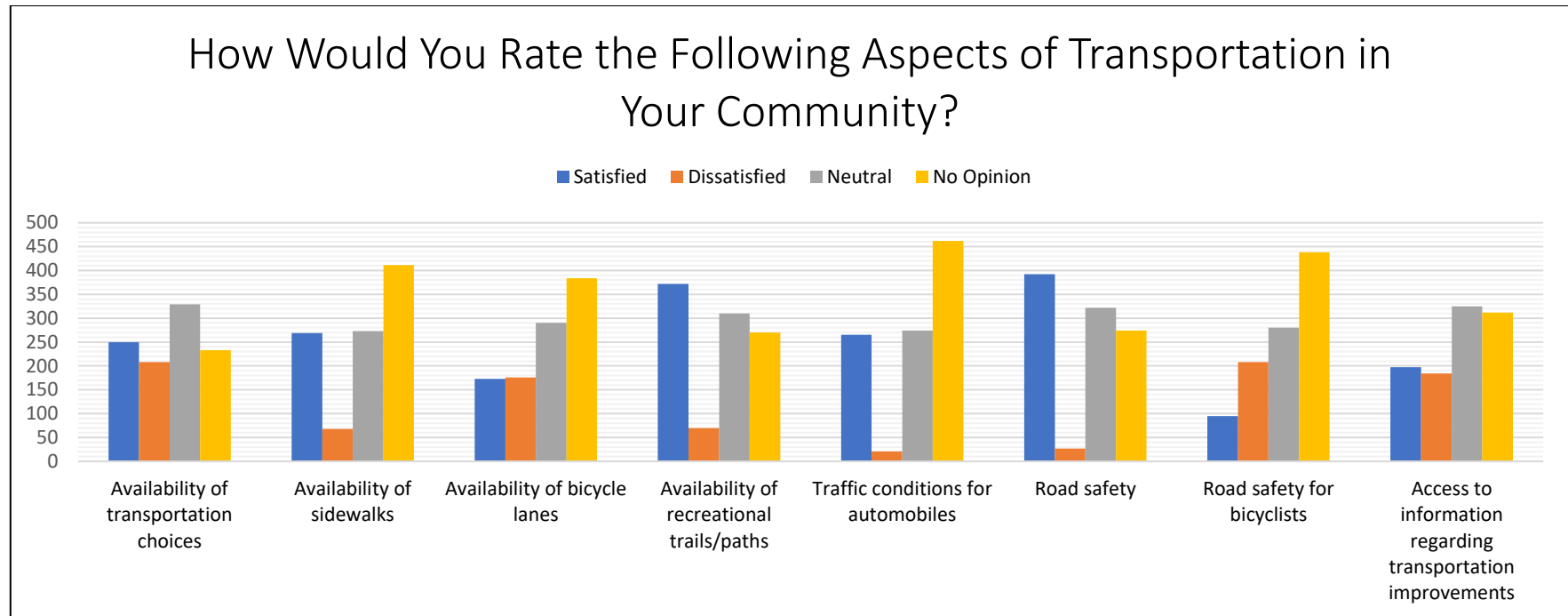




Participants were given 10 general locations and asked how easy it is to get to these locations in Columbia County. Respondents could choose from either “Easy”, “Difficult”, or “N/A”. The location with the most difficulty for participants to reach is the hospital. Approximately 182 people described their lack of ease to reach a nearby hospital in a free response section of this survey question. Many participants also left open responses in regards to traffic and road congestion in the county. The figure below depicts the variability of responses to this question.

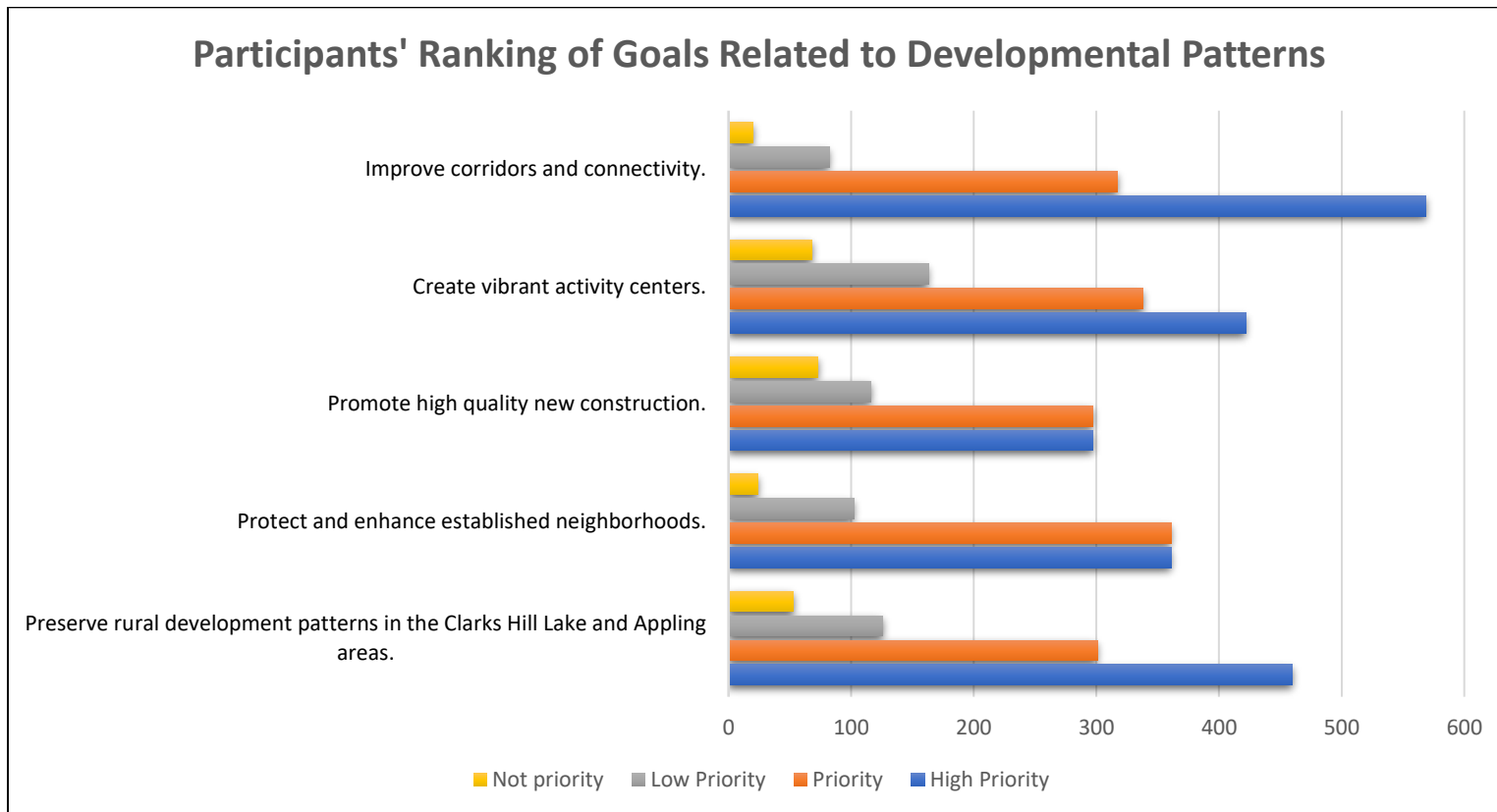


When asked to rate aspects of transportation in the community, participants responses varied significantly. The “road safety” aspect was the topic rated with the highest satisfaction, followed by “availability of recreational trails/paths”. On the contrary, the topic with the most dissatisfaction was “road safety for bicyclists”. Results are depicted in the following figure.

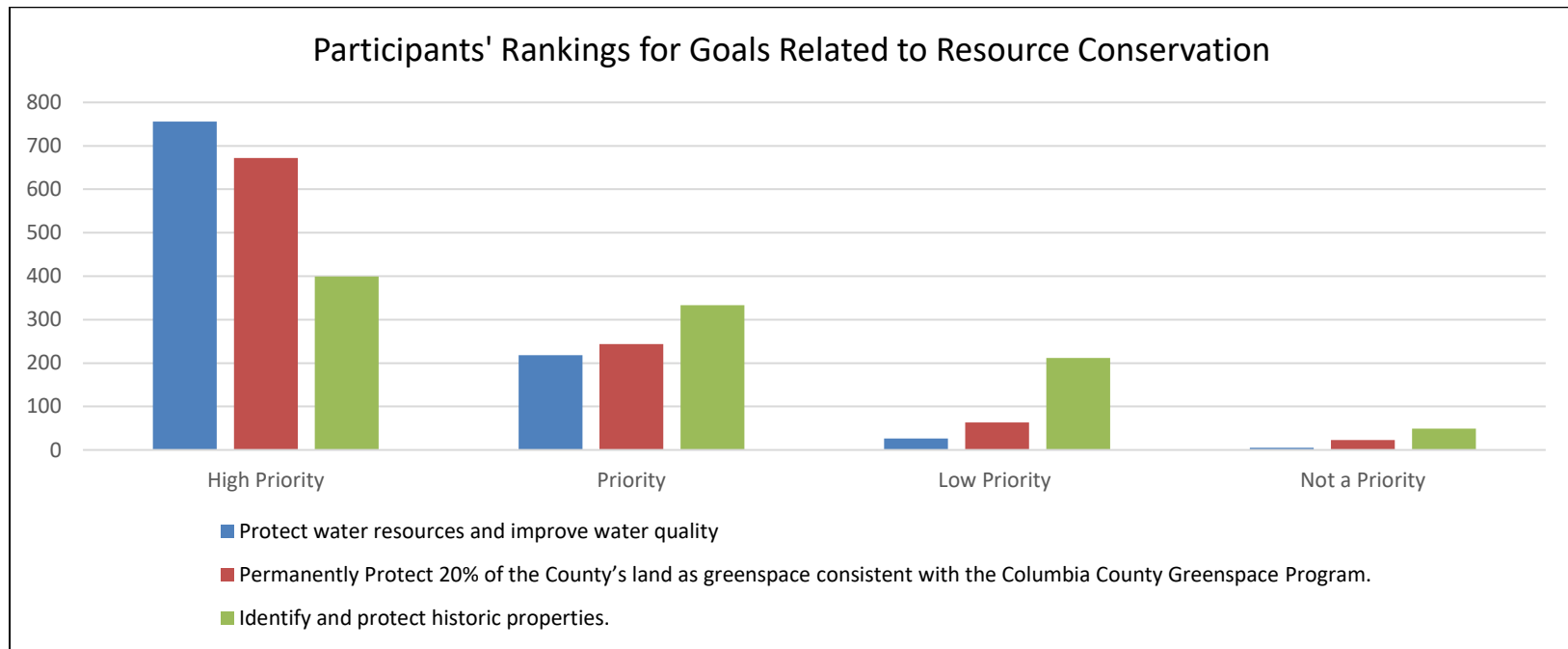


## Development Patterns and Goals

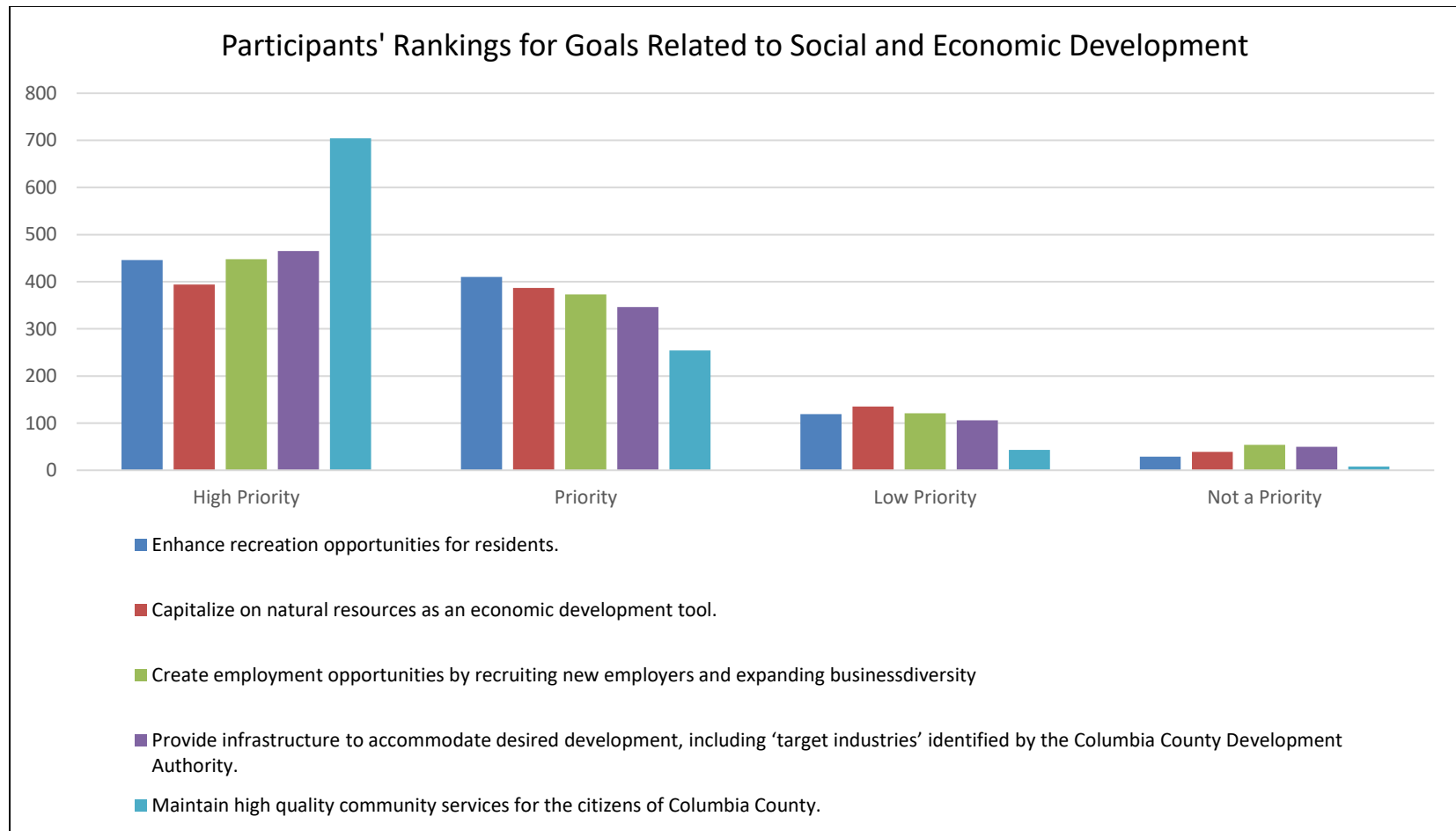
Survey respondents were asked to rank five goals related to developmental patterns. The five developmental patterns included were “Preserve rural development patterns in the Clarks Hill Lake and Appling areas”, “Protect and enhance established neighborhoods”, “Promote high quality new construction”, “Create vibrant activity centers”, and “Improve corridors and connectivity”. The goal ranked as highest importance on average was “Improve corridors and connectivity”. Although mentioned several times as a need in other sections of this survey, “Promote high quality new construction” was the goal ranked with least priority. The overall rankings for each goal are illustrated in the following figure.



Respondents also ranked the priority of goals related to resource conservation. The goals included were “Protect water resources and improve water quality”, “Permanently Protect 20% of the County’s land as greenspace consistent with the Columbia County Greenspace Program”, and “Identify and protect historic properties.” Of the three goals, protecting water resources and improving water quality was the goal ranked of highest priority. Identifying and protecting historic properties was ranked as least priority compared to the other two options. Rankings are depicted in the following figure.



Participants ranked five goals related to social and economic development. The five goals included: “Enhance recreation opportunities for residents”, “Capitalize on natural resources as an economic development tool”, “Create employment opportunities by recruiting new employers and expanding business diversity”, “Provide infrastructure to accommodate desired development, including ‘target industries’ identified by the Columbia County Development Authority”, and “Maintain high quality community services for the citizens of Columbia County.” Of these five goals, “Maintain high quality community services for the citizens of Columbia County” was the goal ranked as highest priority. The distribution of the respondents’ prioritization is listed in the following figure.



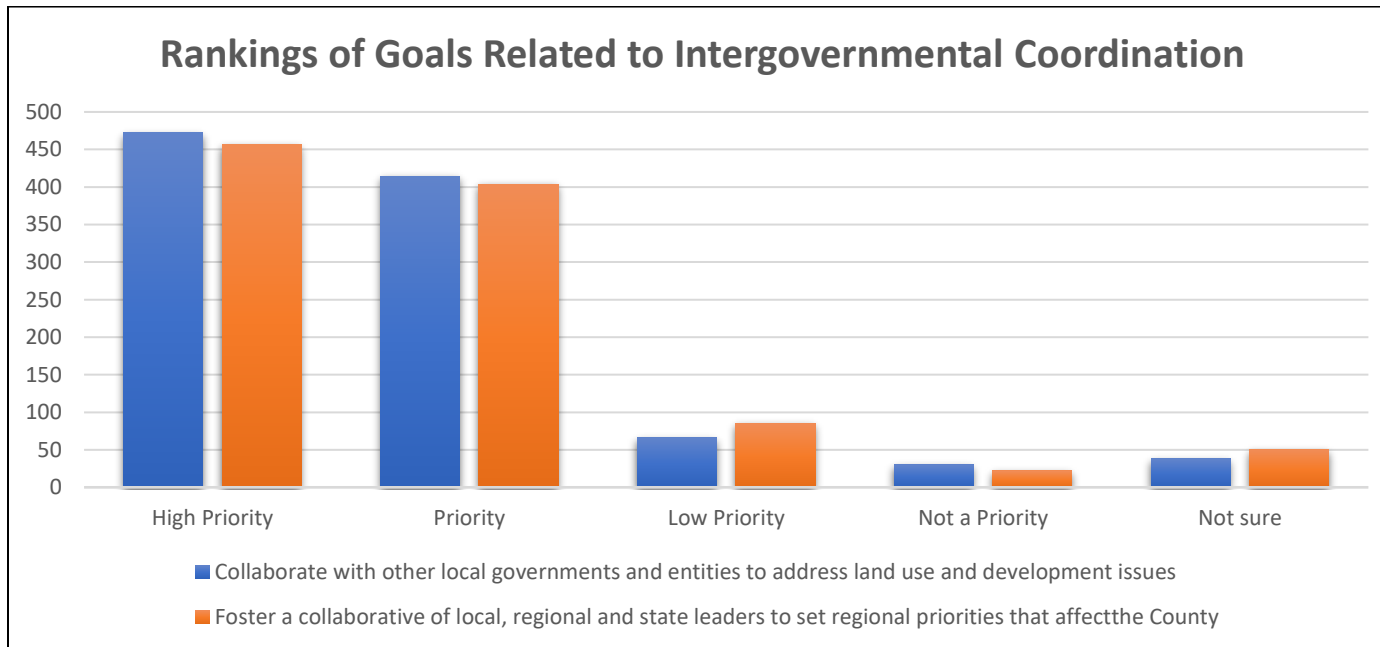
## Intergovernmental Coordination

Participants were asked to rank goals related to intergovernmental coordination by either high priority, low priority, not a priority, or not sure. The two goals were:

1. Collaborate with other local governments and entities to address land use and development issues;
2. Foster a collaborative of local, regional and state leaders to set regional priorities that affect the County.

Responses are illustrated in the figure below.

When asked what other goals are important to consider that were not listed, participants provided 484 free-response answers for this question. Goals considered important by participants and listed in these responses include, but are not limited to the following: Focus on local businesses; economic growth (i.e. new businesses wanted- breweries, restaurants, bars, live music, entertainment, etc.); air quality; building schools; greenspace protection/growth; managing/limiting growth; traffic congestion; need more activities for young adults; preserving rural areas; bicycle commuting safety and capability. Overall, most of the responses were covered by previous survey questions/responses.





ATTACHMENT 4: DEVELOPMENT PATTERNS WORKSHOPS



## Open House Summary

The County held two public open houses at strategic locations and times to reach out to the general public. The purpose of these meetings was to get feedback from the community. The Open Houses was advertised using social media and other methods typically used by the County to notify the public of upcoming events and/or meetings.

The first Open House was held at the Columbia County Administrative Complex on June 8, 2020. The second open house was held at the Columbia County Exhibition Center on June 10, 2020. The events were open from 4:00pm-7:00pm to offer the most flexibility for residents and workers with differing schedules. The Open house included a Development Patterns Workshop in which citizens of Columbia County had the opportunity to provide information related to their vision of the future of the County for the Vision 2035 Update.

The format for the Open House meetings consisted of a series of 8 planning stations to get input on character areas defined as part of the previous Comprehensive Plan. Participants were asked to answer questions at each station on topics that included appropriate land uses, desired future development patterns, threats, density, preservation, and whether the boundaries of the area should be adjusted. Participants were asked to utilize their phones to answer questions at each station. Hard copy packets were also provided to those that preferred the more traditional format. The June 8<sup>th</sup> Open House was attended by 31 people and the June 10<sup>th</sup> Open House was attended by 29 people.

The County recognized that participation at the open houses may have been hindered by the COVID-19 pandemic. In an effort to maximize community engagement in the planning process, the County decided to offer a “virtual” open house experience for those that might not have been comfortable attending in person. The virtual option presented information in stations similar to the in-person option and resulted in a significant amount of additional feedback on the character areas and development patterns. The number of open house surveys completed totaled 399 for the combined effort. A detailed summary of the feedback received from each station is included below.

## Open Space

1. What types of property should be considered “Greenspace” per the County’s 20% Greenspace Preservation Goal? (check all that apply)

When asked about the types of property that should be considered greenspace, the majority of respondents believe that natural undeveloped land, both publicly and privately owned, should be considered greenspace. It is worth noting that over 80% (82.5%) of people believe undeveloped public land and just over 50% (51.16%) felt that privately owned land should be considered greenspace. Over 50% also stated that active park land count toward the County’s greenspace goal.

Natural, undeveloped areas that are publicly owned	82.52%	321
Natural, undeveloped areas that are privately-owned, with Conservation Use	51.16%	199
Natural, undeveloped areas that are privately owned	25.45%	99
Agricultural land	23.39%	91
Active park land	55.27%	215
Floodplain	33.42%	130
No opinion	1.80%	7

2. Is the goal to preserve 20% of the County’s land as greenspace appropriate?

The majority of people (roughly 90%) that participated in the survey felt the 20% greenspace goal was either adequate or should be increased. Only a fraction (6.65%) of people felt that it should be reduced.

Yes	48.34%	189
No, it should be higher than 20%	39.90%	156
No, it should be lower than 20%	6.65%	26
No Opinion	5.12%	20

3. Would you be willing to provide 20% of your property to contribute to the 20% County goal?

While nearly half the people that took the survey believed the 20% greenspace preservation goal should be expanded, only 21% stated their willingness to contribute portions of their own property to help achieve this goal.

Yes	21.09%	81
No	56.51%	217
No opinion	22.40%	86

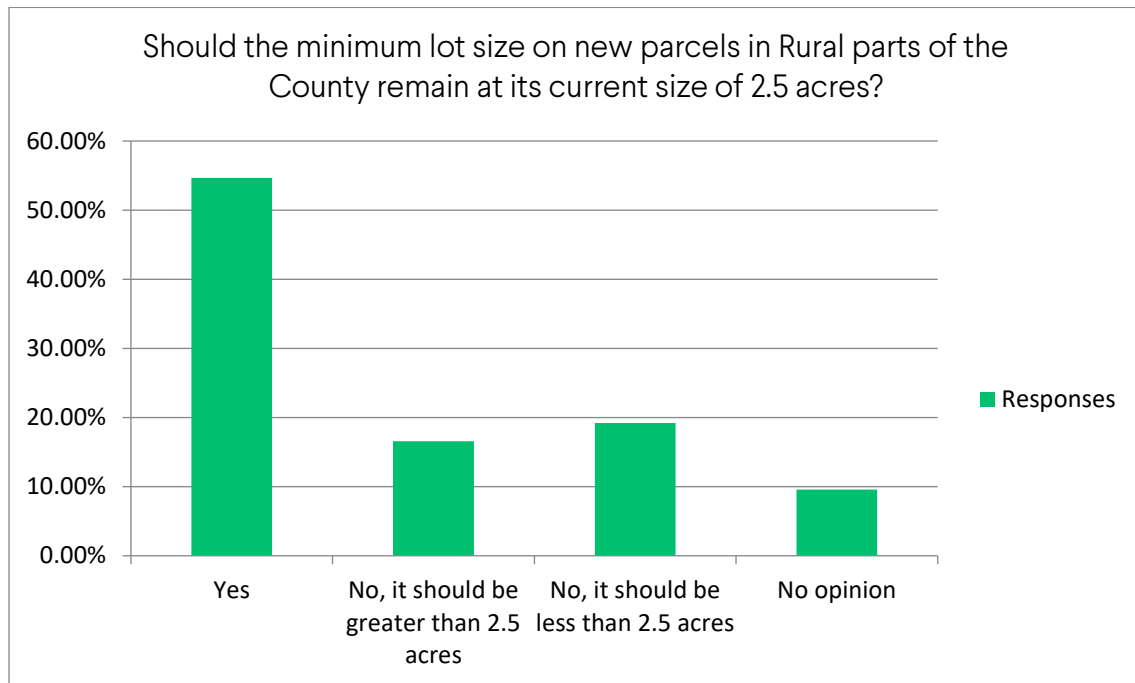
4. Provide any additional information regarding Open Space areas of Columbia County.

52 people responded to this open-ended question. Some of the common themes within the responses are that the County should continue to preserve greenspace. Several respondents also indicated that the question was too vague and needed to better define greenspace in order for people to provide more educated answers. A complete list of all responses is included as an appendix to this summary.

## Rural

5. Should the minimum lot size on new parcels in Rural parts of the County remain at its current size of 2.5 acres?

Just over 70% of people that took the survey felt the 2.5-acre minimum lot size in rural areas was either adequate or should be increased. Less than 20% felt the minimum lot size should be reduced.



6. Which land uses should be allowed in Rural areas in addition to current residential and agricultural uses, but placed at designated crossroads? (check all that apply)

When questioned about land uses in rural areas, contractor offices received the lowest amount of support at 26.8%. The other uses listed all received higher than 60% support for uses being allowed in designated crossroads in rural areas of the County.

Gas stations	75.6%	248
Neighborhood grocery/convenience store	83.2%	273
Pharmacy	61.0%	200
Hardware/garden store	61.9%	203
Farm/Agricultural supply stores	71.0%	233
Contractors offices	26.8%	88
Medical and veterinarian offices	69.2%	227

7. What land uses should be allowed in Rural areas in addition to current residential and agricultural uses? (check all that apply)

Most people were supportive of additional land uses in rural areas. However, dog kennels and contractor office received the least amount of support with 41% and 34.5% respectively. Places of worship and neighborhood grocery /convenience stores both received favorable responses from over 70% of people.

Medical and veterinarian offices	66.1%	211
Places of worship	76.2%	243
Hardware/garden Stores	56.1%	179
Farm/agricultural supply stores	66.5%	212
Contractors offices (landscapers, grading and paving companies, etc.)	34.5%	110
Neighborhood grocery/convenience store	71.2%	227
Pharmacy	56.1%	179
Gas stations	58.9%	188
Dog kennels	41.1%	131

8. What is the greatest strength of the Rural area of Columbia County?

170 people responded to this open-ended question. Some of the common themes were the overall quantity of undeveloped land, still agricultural uses, and the general beauty and aesthetics of the area. A complete list of all responses is included as an appendix to this summary.

9. What is the greatest threat to the Rural area of Columbia County?

170 people responded to this open-ended question. By far the most common theme was development and/or over development. People also mentioned sprawl and transportation issues that would likely occur as development pushes to the rural parts of the County. A complete list of all responses is included as an appendix to this summary.

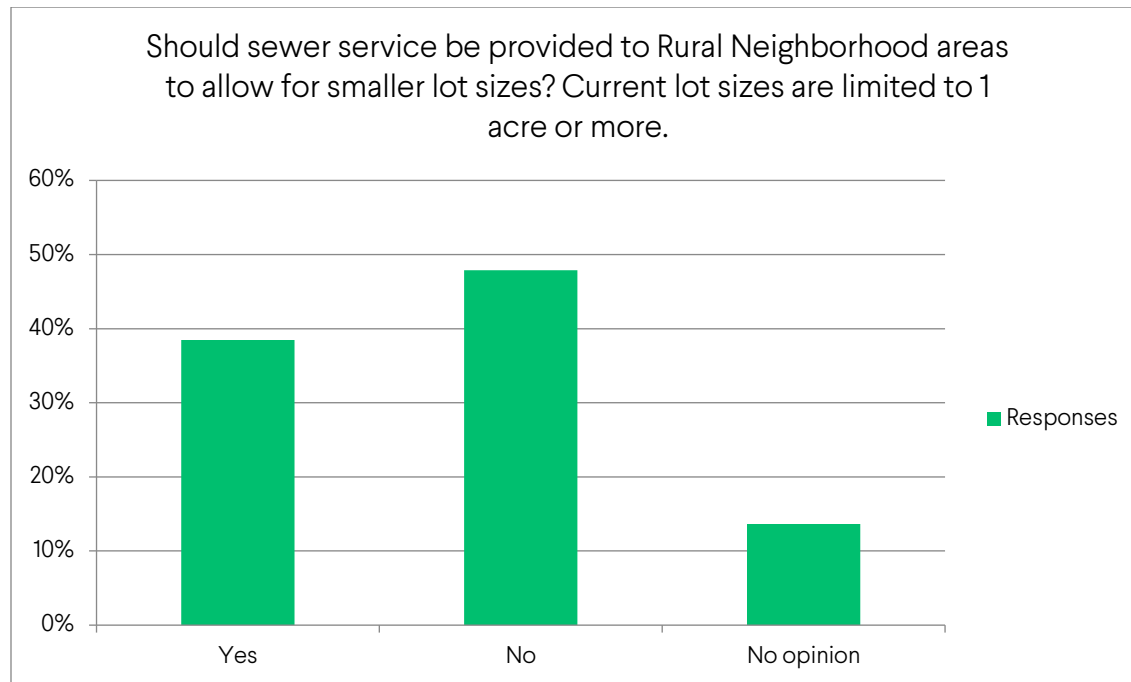
10. Provide any additional information regarding Rural areas of Columbia County.

68 people responded to this open-ended question. Major comments were inline with the comments above and related to preservation of the rural character and not to over develop. A complete list of all responses is included as an appendix to this summary.

## Rural Neighborhoods

11. Should sewer service be provided to Rural Neighborhood areas to allow for smaller lot sizes? Current lot sizes are limited to 1 acre or more.

Opinions on the expansion of sewer service to rural neighborhoods was relatively split. Close to 50% of people felt that sewer should not be expanded to the rural neighborhoods area to allow for smaller lot sizes, while just under 40% were in favor of sewer expansion under these conditions.



12. Should sewer service be allowed in Rural Neighborhood areas, but maintain the 1-acre minimum lot size?

As a follow up, people were asked if they favored expansion of sewer service into the rural neighborhood area if the 1-acre minimum lot size was preserved and nearly 60% supported it under these conditions.

Yes	58.2%	192
No	24.9%	82
No opinion	17.0%	56

13. Looking at the current boundaries of the Rural Neighborhood area, should it be expanded to include areas to the west?

Almost half the people surveyed felt the boundaries of the Rural Neighborhood area should be expanded to the west. Just over 30% disagreed and a significant number of respondents had no opinion.

Yes	44.8%	146
No	32.8%	107
No opinion	22.4%	73

14. What is the greatest strength of this area of Columbia County?

111 people responded to this open-ended question. Major comments include the sense of place, small town feel, natural resources and beauty, and growth potential. A complete list of all responses is included as an appendix to this summary.

15. What is the greatest threat to this area of Columbia County?

133 people responded to this open-ended question. Similar to the Rural area, the most common theme was development and/or over development and over building. People also mentioned sprawl and transportation issues that would likely occur if development pushes to the rural parts of the County. A complete list of all responses is included as an appendix to this summary.

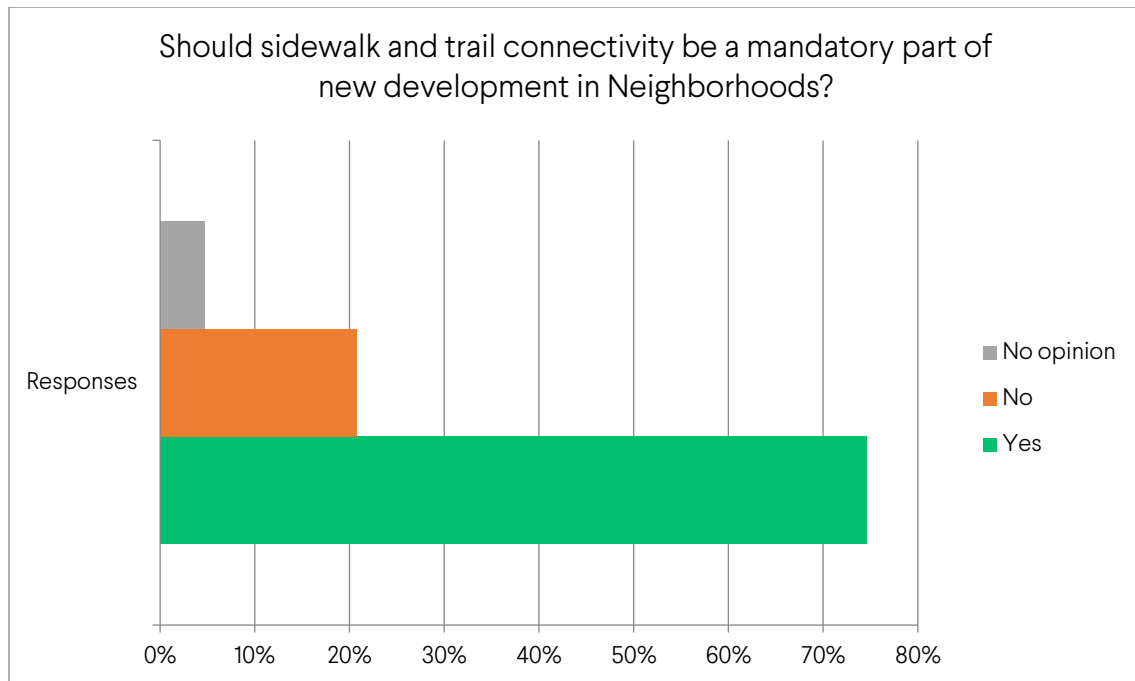
16. Provide any additional information regarding the Rural Neighborhoods area of Columbia County.

37 people responded to this open-ended question. Major comments were again related to preservation of the rural character and not to over develop. There was also mention of the need for thought out planning and land use requirements. A complete list of all responses is included as an appendix to this summary.

## Neighborhoods

17. Should sidewalk and trail connectivity be a mandatory part of new development in Neighborhoods?

75% of people that participated in the survey believe that sidewalk and trail connectivity be a mandatory part of new neighborhood development. 20% feel it should be optional.



18. Current County code requires that a new development preserve 10% of its overall acreage as open space. Should new subdivisions be required to preserve more than 10% of their overall acreage as open space?

Most respondents (64%) believe that more than 10% of the overall acreage in new subdivisions be set aside as open space. 32% of people felt that 10% is sufficient. 96% agree that there should be a requirement for open space in new subdivisions.

Yes	64.0%	206
No, 10% is sufficient	32.3%	104
No, there should be no minimum requirement	3.7%	12

19. Are you willing to give up 10% of your lot size for the required open space acreage?



Despite the large percentage of people believing that more open space should be required for new subdivisions, a considerably smaller percentage (31%) stated that they would be willing to give up 10% of their lot size.

Yes	30.8%	98
No	47.5%	151
Don't know	21.7%	69

20. Should development in Neighborhood areas be restricted to single family detached homes, or should attached residential units of similar quality (two-family homes, townhomes, four-unit buildings such as Amberley, etc.) be allowed? (similar to development in Riverwood, Crawford Creek, and Canterbury Farms)

There was an even split at 42.6% on whether Neighborhood areas should be limited to single family detached homes. Some felt it should be restricted, while others thought additional housing types could be allowed as long as they didn't account for more the 20% of the total units. Roughly 15% thought other units should be allowed as long as they didn't account for 50% of the total units.

No, neighborhood areas should be for only single family homes	42.6%	137
Yes, but the attached units should not make up more than 20% of the units	42.6%	137
Yes, but the attached units should not make up more than 50% of the units	14.9%	48
Yes, provided the quality of the homes is comparable to nearby single family homes	0.00%	0

21. Looking at the current Neighborhoods area, are there areas suitable or unsuitable for this type of development that can be removed or added?

76 people responded to this open-ended question. A complete list of all responses in included as an appendix to this summary.

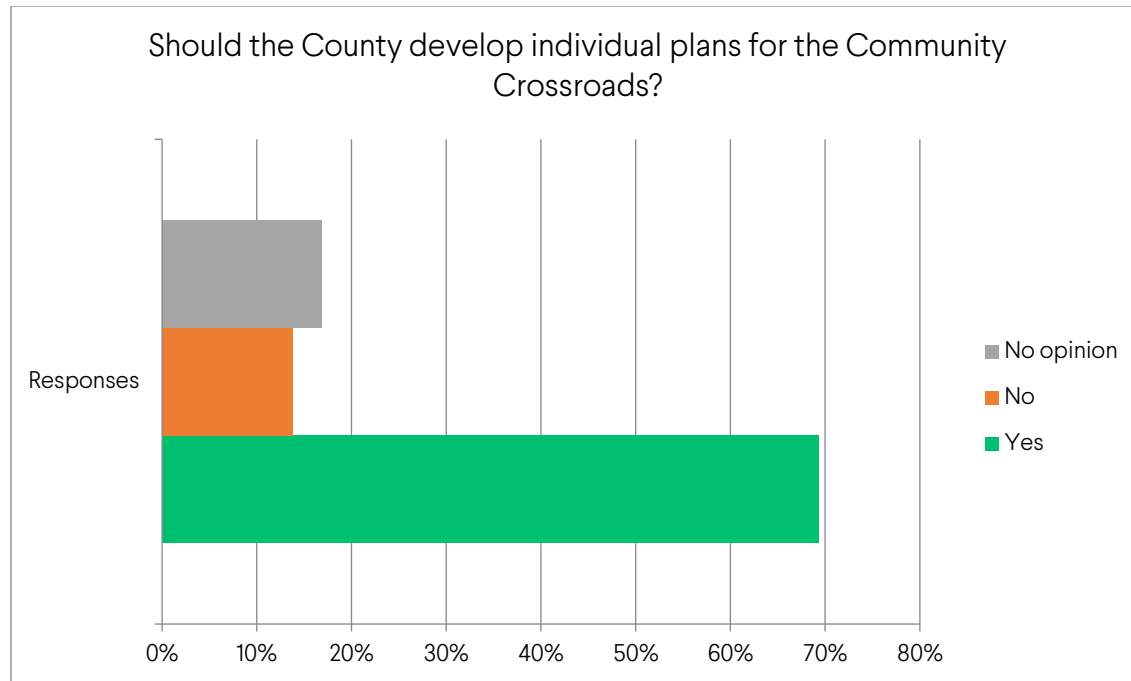
22. Provide any additional information regarding the Neighborhoods area of Columbia County.

61 people responded to this open-ended question. The most common theme was sidewalks. A complete list of all responses in included as an appendix to this summary.

## Community Crossroads

23. Should the County develop individual plans for the Community Crossroads?

The majority of participants (69%) believe the County should develop individual plans for the Community Crossroads. Only 13.8% felt this was not necessary.



24. There are three Community Crossroads located within or in close proximity to developed areas of Columbia County. These include the intersections of William Few & Columbia Road, Columbia Road & Lewiston/Hereford Farm Roads, & the intersection of Fury's Ferry & North Belair/Mullikin Road. What type of development is preferred in these areas? (check all that apply)

Roughly 40% of respondents believe the current development is adequate and no additional development is needed in these areas. Just under 40% feel that some professional office or small scale commercial is preferred. Less than 20% prefer big box commercial and undefined commercial development extending from crossroads on major arterials.

Current development is acceptable and no additional development is needed	39.6%	116
Development at a scale to include larger "big box" commercial stores is preferred, but within a narrowly defined area.	19.8%	58
Development should be limited to professional office or small scale commercial development only in a narrowly defined area.	37.9%	111
Commercial development should be allowed to extend from the crossroads and down the stated roads without a defined area	14.0%	41

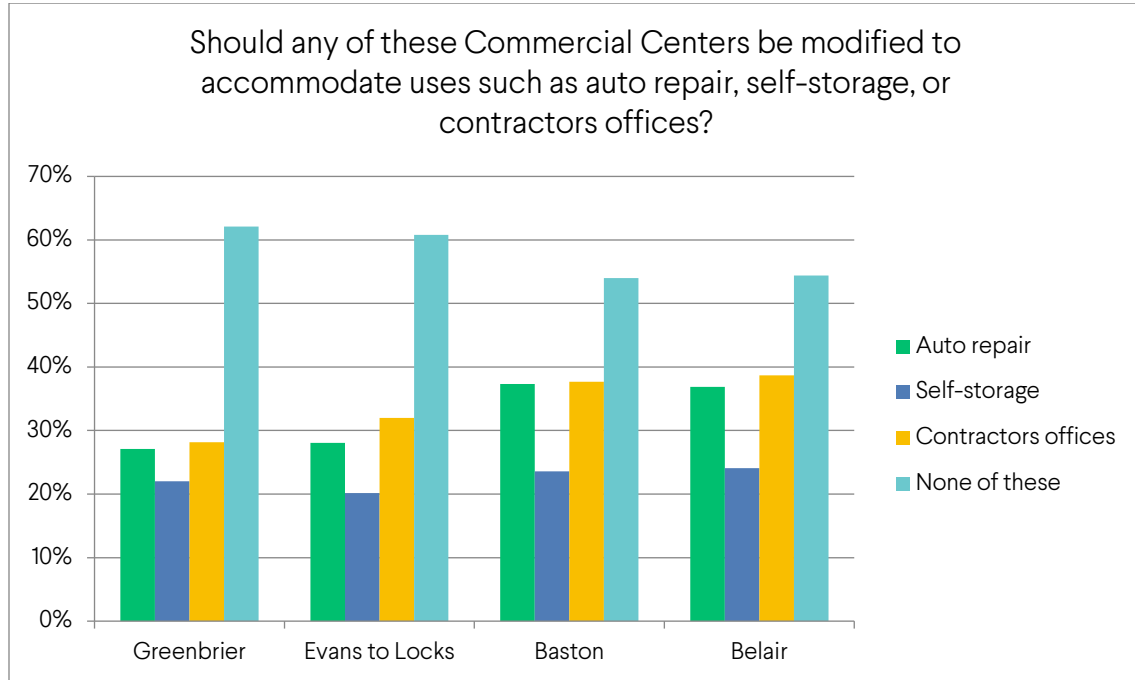
25. Provide any additional information regarding the Community Crossroads of Columbia County.

51 people responded to this open-ended question. A complete list of all responses is included as an appendix to this summary.

## Activity Centers

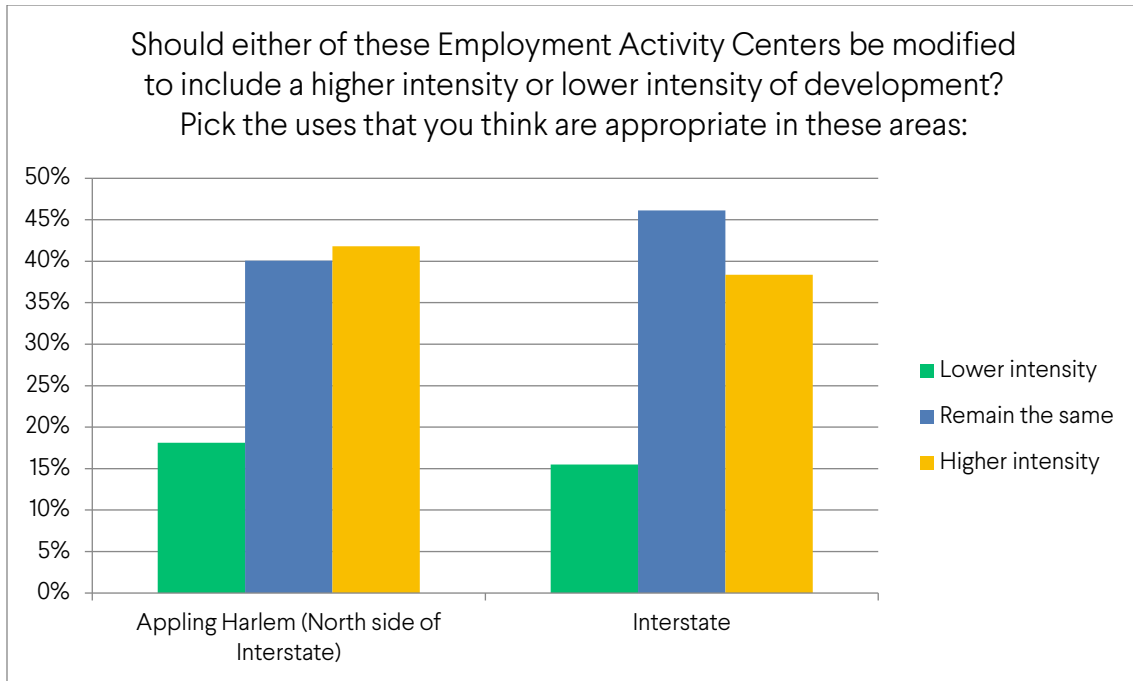
26. Should any of these Commercial Centers be modified to accommodate uses such as auto repair, self-storage, or contractor offices?

More than 50% of respondents don't think auto repair, self-storage, or contractor offices are appropriate for these areas. Of the three uses, the least preferred was self-storage with less than 25% for each area. Auto repair and contractor offices, while not widely preferred, had more positive results in Baston and Belair.



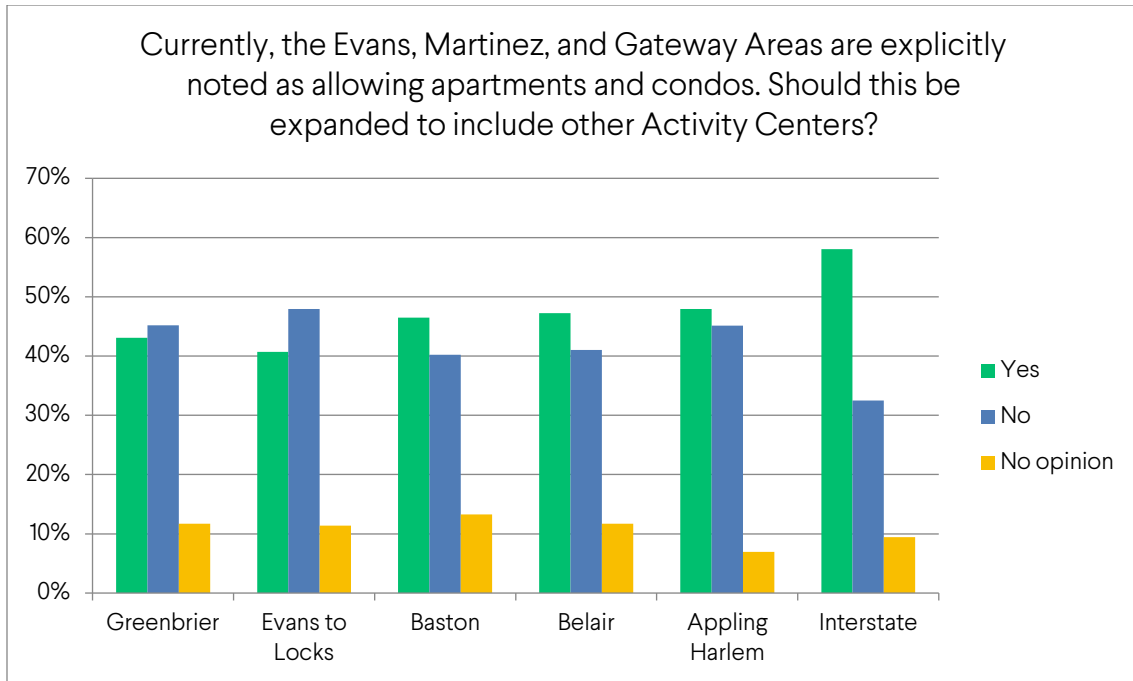
27. Should either of these Employment Activity Centers be modified to include a higher intensity or lower intensity of development? Pick the uses that you think are appropriate in these areas:

When asked about employment centers, more people felt that Appling Harlem could support higher intensity development. Many people also felt the intensity of development in this area should remain the same. A similar, but slightly altered trend was reported for the Interstate. Here, more people felt the intensity of development should remain the same with slightly less preferred higher intensity development in this area.



28. Currently, the Evans, Martinez, and Gateway Areas are explicitly noted as allowing apartments and condos. Should this be expanded to include other Activity Centers?

In most cases, more people were in favor of allowing apartments and condos in activity centers. The interstate area received the highest percentage at 58%. All other areas recorded percentages between 40% and 50% in support of apartments and condos. Greenbrier and Evans to Locks were that only two activity centers where the “no” to apartments and condos was higher than the “yes.”



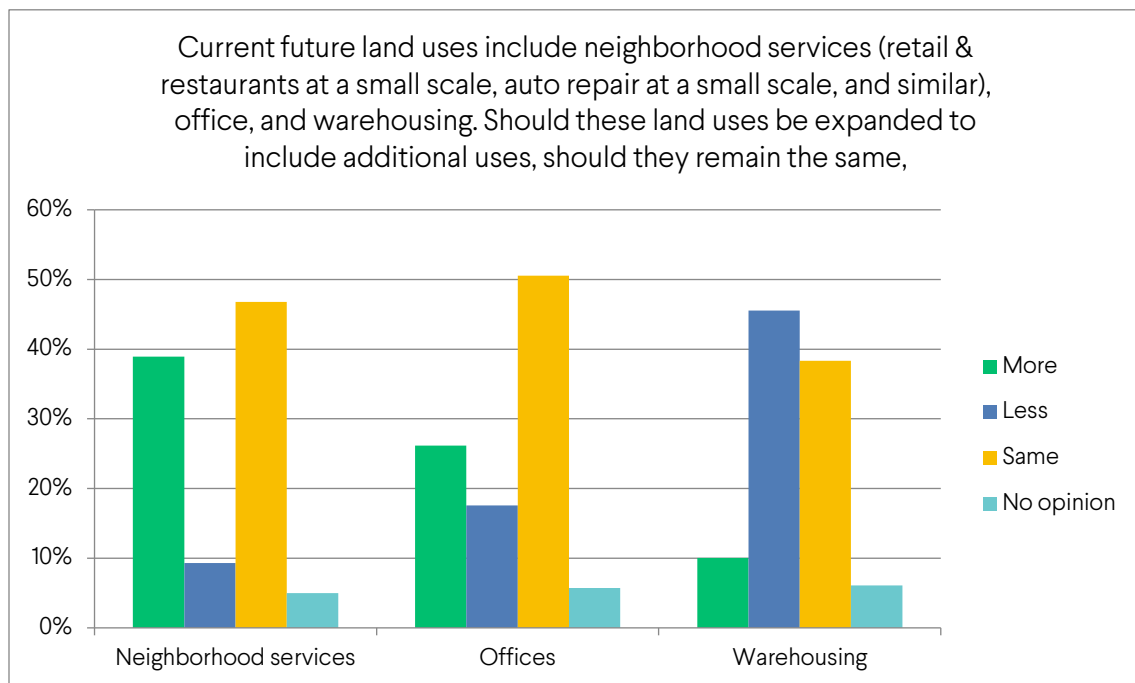
29. Please provide any other comments on Activity Centers.

25 people responded to this open-ended question. A complete list of all responses is included as an appendix to this summary.

## Corridors and Transportation

30. Current future land uses include neighborhood services (retail & restaurants at a small scale, auto repair at a small scale, and similar), office, and warehousing. Should these land uses be expanded to include additional uses, should they remain the same, or be reduced?

By and large, people felt like uses within these areas should stay the same. The largest disparity was in the neighborhood services areas where nearly 40% felt there should be additional uses and less than 10% felt there should be less. A large percentage (38%) felt there should be less uses in the warehousing category.



31. If you thought uses should be expanded, please provide proposed additional uses.

30 people responded to this open-ended question. While widespread in responses, restaurants, education, gyms, and professional were specifically named. A complete list of all responses is included as an appendix to this summary.

32. The Belair Road Corridor extends from the Evans Town Center Activity Center to the Belair Activity Center (intersection of Columbia & Belair) to the Interstate Activity Center (intersection of Wheeler Road & Belair). Current future land uses only includes office use to transition from residential to professional uses along the corridor. Should this land use be expanded to include commercial uses or remain the same?

Nearly 60% of people felt the uses included along this corridor should remain the same. About 30% felt the list should be expanded.

Expanded	29.82%	82
Remain the same	58.18%	160
No opinion	12.00%	33

33. If you answered expanded, please provide proposed additional uses and general location along the corridor.

29 people responded to this open-ended question. Retail and restaurants were the most comment theme. A complete list of all responses is included as an appendix to this summary.

34. The Gordon Highway Corridor extends from the eastern Harlem city limit on Gordon Highway to the intersection of Gordon Highway and Old Louisville Road. This corridor only includes light industrial as a primary future use. Should this land use be expanded to include more intense industrial uses or remain the same?

Most people (46%) felt land uses along this corridor should stay the same. However, 42% stated that uses should be expanded.

Expanded	41.45%	114
Remain the same	45.82%	126
No opinion	12.73%	35

35. This corridor currently does not extend to the Augusta-Richmond County line to include areas in closer proximity to Fort Gordon. Should this corridor be extended along Gordon Highway to include this area?

Two-thirds of people that took the survey feel this corridor should be extended. Only 20% thought it should stay the same.

Yes	63.27%	174
No	20.73%	57
No Opinion	16.00%	44

36. Currently, River Watch is not considered a corridor. Should the stretch between Baston Road and Old Evans Road be included as a corridor, and if so what type of development is appropriate on this road?



Nearly 70% of respondents thought this stretch should be consider a corridor with the majority of people defining professional offices and commercial development as the primary uses. 32% felt this segment should not be included as a corridor.

No, it should not be considered a development corridor	32.22%	87
Yes, but the development pattern should be converted to more dense residential	14.07%	38
Yes, and the development pattern could include only conversion to professional offices	14.81%	40
Yes, and the development pattern could include professional offices and commercial development	38.89%	105

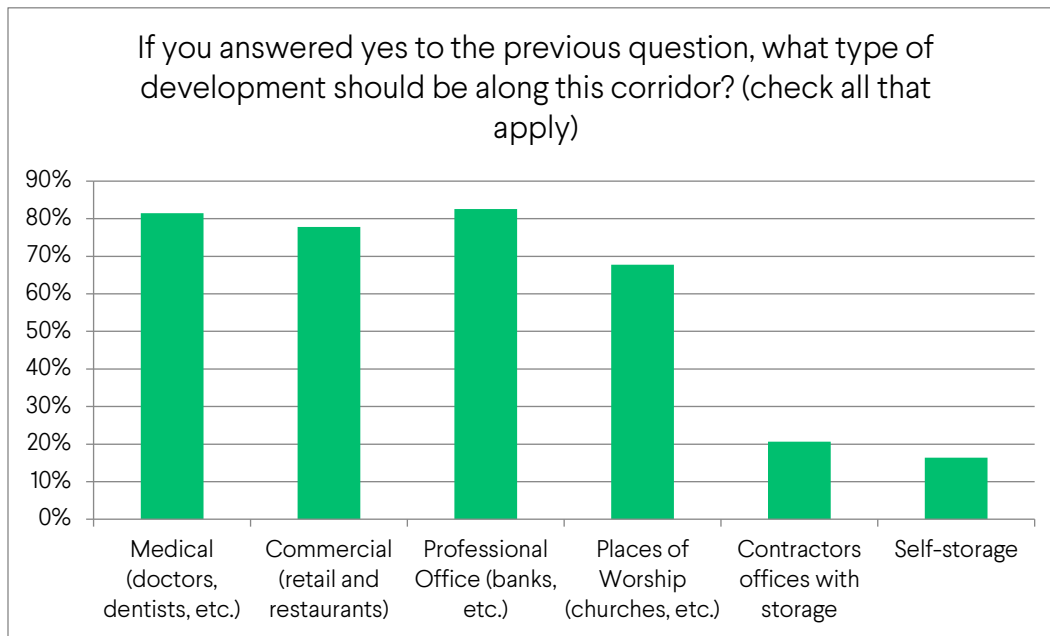
37. Currently, Fury’s Ferry is not considered a corridor, but the area between the Richmond County line to the intersection of Blackstone Camp Road & Fury’s Ferry is rapidly being developed. Should this area be included as a corridor?

Two-thirds of people that took the survey felt this segment should be included as a corridor.

Yes	63.90%	177
No	22.74%	63
No opinion	13.36%	37

38. If you answered yes to the previous question, what type of development should be along this corridor? (check all that apply)

The uses least desirable along this corridor were contractor offices with storage and self-storage. More than 60% of respondents supported medical, commercial, professional, and places of worship along this corridor.



39. Are there any corridors that you prefer to travel? (check all that apply)

River Watch (76%) and Fury’s Ferry (61%) are the corridors that most people stated they prefer to travel. Columbia Road was also mentioned a number of times under the Other category. Gordon Highway received the least (14%) of the road options listed.

Washington Road	49.36%	116
Belair Road	41.70%	98
Gordon Highway	14.04%	33
River Watch	76.17%	179
Fury’s Ferry	60.85%	143
Other (please specify)	7.23%	17

40. Are there any roads that you avoid? (check all that apply)

Washington Rd, Flowing Wells, Gordon Highway, and Lewiston received the most responses for roads that people avoid. Interestingly, 49% of people responding said they prefer the travel Washington Road and 49% stated that they avoid it.

Washington	49.17%	118
Belair	24.58%	59
Gordon Hwy	38.33%	92
River Watch	9.58%	23
Fury’s Ferry	12.50%	30
Belair	12.50%	30
Lewiston	36.67%	88
Hereford Farm	27.92%	67
Hardy McManus	18.33%	44
Columbia	12.50%	30
Flowing Wells	38.75%	93
Other (please specify)	5.00%	12

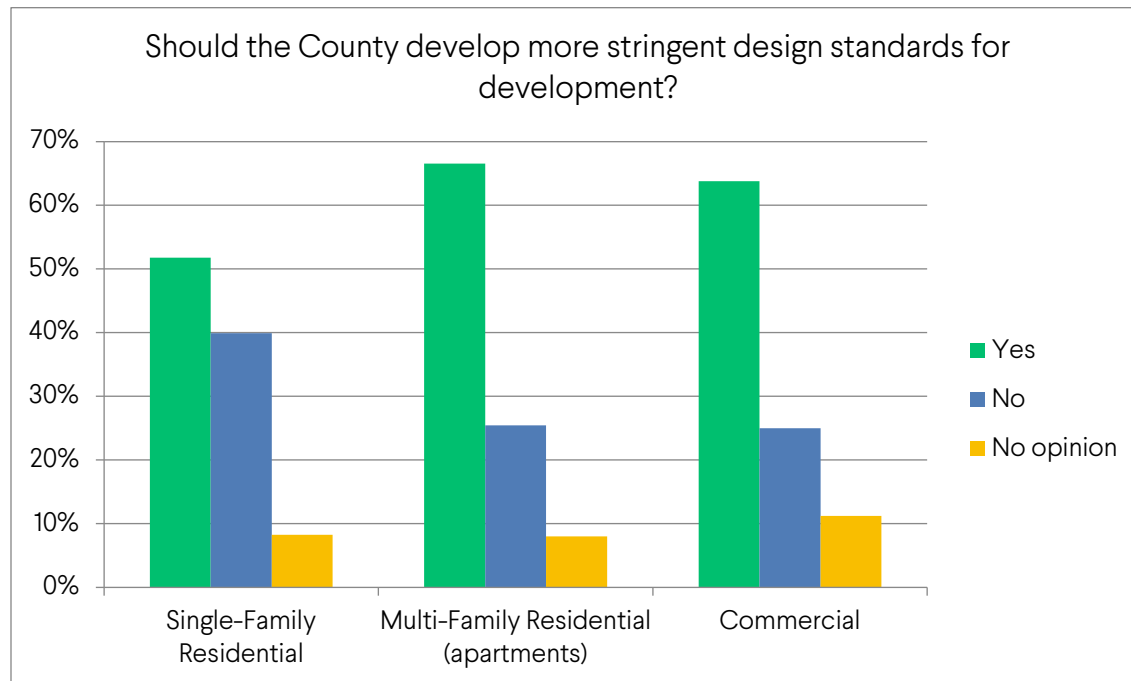
41. Provide any additional information regarding Corridors and Transportation in Columbia County.

39 people responded to this open-ended question. Traffic management and congestion were among the most comment themes. A complete list of all responses is included as an appendix to this summary.

## Development Patterns and Community Issues

42. Should the County develop more stringent design standards for development?

More than 50% of people believe the County needs more stringent standards for development. Multi-family was the highest at 67% with commercial at 64% and residential at 52%.



A GeoForm was also developed and used as part of the Open House. A GeoForm is a tool that allows users to record geographic information associated with predefined topics. The GeoForm was used at this station to gather input on Development Patterns and Community Issues, Resources, and Transportation. Participants dropped points on a map based on these topics and were able to make notes and add comments. A total of 73 points were added using the GeoForm application.

«MAP FROM GEOFORM»

## Open Ended Response Data

### 4. Provide any additional information regarding Open Space areas of Columbia County. (Open Space)

#### Responses

Park land and land which has not been developed and is set aside for green space is what should be considered.

Creeks, Ponds and areas that can't be developed should be what constitutes Greenspacr

We definitely need the green space in Columbia County. It's nice to have trees, parks and trails for people to walk. Not just a bunch of buildings and roads.

All new subdivisions should have at a minimum 25% green space

I'm sorry I'm so n a patio home but I do have about 1 acre of green space in front of my home and wetlands behind my home.

More open lad & not more houses. Could be just woods or rural like the county use to be.

n/a

It would be nice to have more wooded green space instead of parks (Lady A, Patriots) that are focused on large open areas or ball fields. Think walking paths along water features, shaded areas that provide relief from the blazing sun. Places to sit and read, climb a tree, throw a Frisbee. Green spaces/open spaces should preserve "unique" spaces, preserve water resources like creeks & rivers, provide passive recreation like walking, fishing, riding a bike, nature photography, and used to shape development for spatial definition. Let's think best in class not just good enough.

Why is private property even at part of the discussion. Georgia is probably 40% wooden area. The 20% goal should already be met without attempting to annex private property. Looks like bait and switch and I hope the voting public sees through the attempt at duping them out of their property.

I would be willing to help out with the correct measurements if I had my very own property here in the Harlem city limits

Most private properties don't have adequate acreages to contribute to the plan. In completing the Greenspace plan, my opinion is that there should be a sizable "buffer" between Greenspace properties and private residences already established. No Greenspace traffic should be in someones "backyard". There is still plenty of undeveloped land in Columbia County to accomplish this goal. Now is the time to secure the undeveloped areas for greenspace that does not intrude on private residences.

open space should relate to density of housing. The high the density per acre the more open space can be provided for.

Open space for residential neighborhoods needs to take into consideration that there is no affordable housing built in this County for single people, elderly, or the people that work in this county

Green space/Open Space, in my opinion, would generally be areas where the public could go and walk, hike, picnic, etc. I would not see them as "developed" parks (yet, I am not closed to the concept of there being joint usage).

When we purchased land in columbia county nearly 25 years ago as "youngins" that had grown up here this is something we took great pride in.. I have a copy (somewhere) of the newspaper article claiming columbia county to be part of this greenspace act etc. We were so proud of our home town. Look at it now. :(

Leave the rural areas alone- Appling and Harlem

Leave the rural areas alone- Appling and Harlem

Bring in a great farmers market to the county were we can get more taxes and provide great vegetable for the county and surrounding aera

I would not like to have Columbia County have so much development that it takes away from its beauty and sense of tranquility.

The appropriate percentage depends on what is considered greenspace.

None

25% would be the ideal goal. If we allow one quarter of GOD'S creation to remain undisturbed that additional 5% would add volumes to what we need for preservation of life.

The amount of Greenspace seems like it should be higher, 25% to 30%

Developments could provide more greenspace if higher densities were allowed. We could cluster development in the flatter areas of properties and avoid steeper areas. Right now the comprehensive plan and zoning ordinance won't allow that, forcing development further and further out into the county. Another question that should be included in this survey - would you be willing to pay 20% more for a home if the development included more greenspace?

Columbia County needs to stop being so money hungry. We don't want to turn into a mini-Atlanta. We like rural living and Columbia County is actively working against staying a rural area.

1. Governments should own less land - period.

2. Private property rights should prevail

These questions are not detailed enough and are confusing, I feel for citizens of the county that truly understand the meaning of green space.

I would not donate land because I have none to donate. Green space should be more than just creek bottoms and grassy areas in subdivisions.

Columbia county is already too big. We don't need any more traffic.

This question is too broad. I think each development has to be logically reviewed to see what makes environmental sense as well as financial sense. There should be guidelines, but no one can be absolute eitherway.

Our neighborhood already has less area since THAT LAKESIDE park was built. Now cars use our neighborhood as a race track & short cut. At present the neighborhood has cars parking on both sides of the curb obstructing the view of kids playing. Our kids are NO LONGER SAFE playing in the same place where we bought a house for the space & solitude! BUT WHO CARES; you're just told, MOVE IT'S NOT OUR ISSUE! As a voter, if it's my problem then it's yours too! The crime rate has increased & cops don't care! Enuf with the building in my space already! Let us be safe & enjoy our space without someone else coming in & altering it AGAIN!

People need area that they can stretch their legs in - slow down, and reflect on life. This will contribute to better well being through out the community. It would also be great to have land set aside where the designated winner could have a garden plot to grow food with a community Farmer's Market nearby.

Profits for developers (risk takers) are being marginalized by government regulations.

I don't like the idea of government controlling private property.

People in Columbia County want more parks, walking trails, sidewalks with street lights, and camp grounds. We do not want to be a city like Augusta or Atlanta. We want to be a small family friendly town.

I currently reside on 0.6 acre which backs up to Bowen Pond. The silt runoff from Reed Creek and other water tributaries is filling up the pond very quickly. The dredging that took place several years ago did nothing to restore the pond because no action was taken by the county to mitigate the silt runoff flowing into the pond. Is something going to be done about this problem?

25% is a good number. I cannot contribute land as I only work for the county. It is nice to see some areas that are not completely developed as neighborhoods or business and industry which are not rural.

If a private property owner owns less than 90% of their land to allow for 20% Greenspace to the County does that not infringe on their right to private ownership of their current land essentially and potentially becoming subject to the potential for future eminent domain by the county for more greenspace according to the current "possession is 9/10ths Law"? Or would the 20% greenspace become an easement by law on private property?

Stop development now!!

None in mind

All Columbia County government and especially 'planning and zoning commission' care about is ruining good, peaceful, clean neighborhoods so more incompetent builders and developers can make more money. You have already ruined this county in exchange for \$\$\$\$. Your "development" is shameful and greedy.

I do not want the smaller communities surrounding Evans and Grovetown to be turned into areas of commercial or large governmental development, i.e. overdeveloping Harlem or Appling and turning them into an Evans or Grovetown. Not how I want to live nor do I support my tax dollars being used for these purposes. Leaving those more rural should help with meeting the greenspace goals.

Want to see a tree ordinance in the county. ESpecially for new developments. Currently a developer, commercial or residential removes all or 90 plus percent off the trees when starting construction. You cannot replace large 100 year old trees with newly planted nursery trees. Maybe you can include this towards the greenspace count

If my property weren't surrounded by subdivisions, yes, I would donate 20% of it to actual green space.

Want to see a tree ordinance in the county. ESpecially for new developments. Currently a developer, commercial or residential removes all or 90 plus percent off the trees when starting construction. You cannot replace large 100 year old trees with newly planted nursery trees. Maybe you can include this towards the greenspace count

I do not want the smaller communities surrounding Evans and Grovetown to be turned into areas of commercial or large governmental development, i.e. overdeveloping Harlem or Appling and turning them into an Evans or Grovetown. Not how I want to live nor do I support my tax dollars being used for these purposes. Leaving those more rural should help with meeting the greenspace goals.

The county is growing at a tremendous pace that infrastructure cannot keep up with. Growth needs to slow down a preserve much of the undeveloped areas in order to keep the county known as a beautiful "Green" place. It is becoming to overcrowded with people and will soon become a close resemblance of Richmond County(Unwanted).

As the county continues to grow into more urban areas, the need for required green space is growing. Public parks, forest, trails, etc. should be a priority.

Presently, Columbia County looks like where asphalt and concrete come to die. Too many strip malls, not enough green! Studies repeatedly show that people are calmer and happier when exposed to nature; they get stressed when all they see is concrete and asphalt.

Passive park areas should count as well. Permanent conservation easement can count, but not temporary/CUVA

In an effort to keep with a vision for a mid-populated suburban-area, i think the open space should be expanded to a quarter of the county. It would be great to see a highly populated city-type condensed area (East) with the opportunity to travel near to explore the natural environment of Columbia County (west).

It is important that the Jones Creek Golf Course remains Greenspace. There should be no residential development allowed for this property.

## 8. What is the greatest strength of the Rural area of Columbia County? (Rural)

### Responses

Beauty

Serene beauty

Not building on top of each other. Seeing undeveloped land, trees & farms.

Pride of ownership.

Available land for future growth opportunities.

N/A

2.5 acre minimum

There is still a lot of rural area.

Proximity to lake water

That it is NOT paved. Contributes to clean air. Reservoir for water.

There aren't many people there, so it's not crowded and heavily traffic'd

future development for the fort and businesses

The lack of commercial buildings.

The green space. Everything is not on top of each other

less traffic and congestion

population

Agriculture

Agriculture

The greatest strength of our rural areas are the natural beauty of the greenspace and the ability of the persons living there to maintain small farms, in other words the zoning allows for agricultural use. Less government regulations make life more pleasant here as we are in pursuit of happiness and living free. Also, less HOAs.

lifestyle, agricultural growth, communities

Privacy for homeowners. Being able to build the home you want without restrictions. Having beautiful green space around you. Low Traffic

Ability to have rural and developments in the same areas.

light traffic, larger land lots, more green space

Space to grow quality subdivisions

The ability to have larger parcels of land, no HOA, less noise, less congestion, less light from retail shopping centers.

Supporting local businesses vs large corporations

Beauty

Country feel & no hustle busell

Preserving nature, animals, clean air.

That people still want to live without neighbors all in their business.

Nature, undeveloped

Untouched natural land

Water, Emergency services,

That it is still rural and agricultural

Rural land keeps more land natural.

It's beauty

Green space

It's abundance.

The people. Having people you live around you can trust and having a tight knit community.

Large areas of undeveloped land. Waterways feeding into Clarks Hill Lake

Peaceful and quiet

Available space

Probably the close knit "family-like" hospitality that everyone seems to portray no matter what their mood be.

Attracting others to the area and the areas could be used as green spaces.

The Lake

Opportunity to attract companies (Business park opportunities like Amazon)

Opportunity to preserve space (It's not already overdeveloped)

Opportunity to create trails, parks, nature areas, bike trails, jogging areas, Kayak launch areas. The Riverside Launch ramp is absolutely ridiculous and frankly embarrassing. We have to create another area like this that has access to the river to reduce this traffic. Kayaks and boaters are not going to decrease in numbers - they will certainly increase. The Kayak rental shed needs to be moved to that new launch area. There is plenty of shoreline on the river between Betty's Branch and the Dam to open another ramp or launch area. This is a single lane boat ramp. It definitely can't handle the current volume and is frankly destroying the area and environment.

The addition of the Kayak "shack" in a one lane boat launch with limited parking was a horrible idea. Please visit this area in mid to late afternoon over the next several weeks to see for yourself what I am describing. This ramp area was already very heavily used by boaters before the Kayak rental shack showed up. Now you can't even get a boat in because of the Kayak rental overpopulating the parking and launch area. We need another space for this to be relocated to. One boat ramp with limited parking cannot handle this volume. Sooner or later, there will be an accident. I have no doubt.

Additional picnic areas, parks and trails in areas that are currently rural (vs already developed areas with residences).

Opportunity to plan traffic flow ahead of development (housing)

That they are away from commercial development

It is designed to deter urbanization.

available land

Solitude

Green space, natural environment

Its beauty

Greenspace

I live in the "city" area of Columbia County. However, I believe that maintaining the rural area of the County is important to the a larger picture of who we are, and want to be. I do not believe that we want to be a new "Augusta" ... but, rather a community that comprises various components of society. That community needs



a common area (e.g. Evans has supplanted Appling as the county "seat") that is used for centralized needs, but also needs areas and individuals who bring a different perspective to the discussions.

It gives us a place to get away from all the growth, traffic, and crime of the big city

The people, the beauty, the tranquility and lack of development

Roads

Greenspace

Peace and quite and gree space!

no opinion

Farm land, historic preservation

Beauty of the land that is not developed, close to needed businesses, lake nearby.

The beauty of the landscape

Community cohesiveness

Citizens who care about the county.

Space / air / community

Wide open spaces

Less pollution and habitat for wildlife.

Quality of life

Minimal traffic

Not developed

Peace and quiet.

It not being urban

A lot of open land that can be used to provide new housing for new residents

The beauty of well preserved land and the peace and quiet that surrounds same.

The fact that citizens that want to live in the country can do so but be reasonable drive from shopping and other recreational activities.

WOODS AND FIELDS /NATURE

Natural environment, not developed

Greenspace

Rural Columbia County is owned by private individuals, the same as all the other parcels in the county. The rural parcels are for the enjoyment of the property owner not the community nor should the community as a whole be able to restrict these property owners. Therefore, this question is not a reliable questions for its intended purpose. There are many reason for the rural area of the county to have great strength;

Agriculture, serenity, investment, inheritance, Nature, hunting, community development, recreation. It should be up to the parcel owner to have freedom to seek out what they want to do with their property.

Private property ownership

land preservation

Less traffic. Less noise

Peace and tranquility

A pleasant environment to live in.

Beautiful rolling hills for residential use with the growth of incoming jobs i.e. Ft Gordon & Amazon. Let McDuffie and Richmond County share the burden of commercial growth. Also, the Lake recreation should be exploited and preserved.

Large parcels no to few neighborhoods

Undeveloped land

Still a few areas of sanctuary from the rush. Peaceful

It give Co County an outlet that many counties do not have. It is great that we can have suburban areas within miles of rural areas. Allows residence to decide what atmosphere they want to live in.

Local born and raised citizens

Its natural beauty and lack of cluttered space

Trees and all natural resources; Farming; Animal habitat; Birdlife; option of country living; options for keeping horses/riding; promoting healthy lifestyle; Air quality

Green area

Strong community

Strength of community

Allow farmland

Beautiful land with nature & quiet. Leave it as is!

Quietness and community.

There is a lot of it.

Larger residential property parcels

Trees and animals

Family Friendly Small Town and Nature Preserve.

It's space of natural environment with NO construction

Being in Columbia County, the previous county commission, the law enforcement agency (Sheriffs Office), and the educational system are great attractions to residents.

Available land

Clean air and quiet.

country life

Access to county services. Schools/libraries:EMS/Police etc

Natural habitat

Forestry management is very strong.

Privacy

Agriculture and opportunity to grow a family in low crime/sparsely populated area

Sense of community

Emergency services response time.

Its diverse landscape

The potential of the Clarks Hill Lake area

It is not overwhelmed with commercial properties and maintains the country feel.

Availability of land in larger tracts to attract property owners that can afford and maintain the land

Life style and undeveloped areas.

The greatest strength is the open space provided there. The away from the city feel while being only a 20 minute drive from almost anywhere in the county.

The quiet and the space

undeveloped property

Peace and quiet. Privacy

Green space

freedom to create small business

It used to be peace and tranquility. Now it's been traitorously developed and ruined by government.

Less traffic.

Beauty, wildlife habitat.

trees, open air, low traffic, large lots

Greenspace, relatively peaceful living within adequate reach of desired activities and everyday needs; lower traffic congestion; all lending to desirable lifestyle.

Greenery. We're losing the it at an accelerated pace. We're out of space in the next 20 years at the pace we're going

Quiet roads. Wildlife.

The farmers and large scale gardeners.

Untouched by humans.

The ability to buy a large piece of land

Greenspace preservation, larger lots for the "weekend" farmer

peacefulness.

more subdivisions ie. housing for the Senior / retired age group

peace and tranquility

The opportunity for larger lots (2.5 acres) for personal property, but still in close proximity to develops (grocery, hardware, commerce, etc)

That we still have SOME small amount of rural space.

Easy-access reprieve from dense areas.

SENSE OF HOMETOWN COMMUNITY

beauty and natural environment for local wildlife

The parks

Nice neighborhoods

Pretty land and plenty of space

Less traffic, large lots, trees

The rural, privacy, no noise, no lights, clear skies ( weather permitting), peace and quiet.

Proximity to lake and interstate.

Allowing the county to maintain country charm

Diversity of land use

They have more elbow room. Homes are not as close together.

Development of agriculture & farming. For those who produce substantial quantities that contribute to the produce, meat, etc of our county and beyond, the minimum area should remain at 2.5 acres. All other rural areas should be capped at 2.5 acres to allow for further development of green/open space & residential areas.

Beauty of open space, less crowding

Natural beauty

Quiet not as populated

Keeping it natural

Open space for farms and large parcels.

The fact that there is rural in Columbia County

Land

Atmosphere

Beauty of raw land. Not a lot of concrete parking lots and commercial buildings.

Open space

Community

Nature preservation



## 9. What is the greatest threat to the Rural area of Columbia County? (Rural)

### Responses

Cutting down trees

Overdeveloped

Large subdivisions with very small lots.

Apartment complexes and trailer parks

Industrial use.

Restrictive land uses.

I dont know.

High density housing like Greenpoint in Harlem

That it gets overbuilt.

Over development

Development

Over development, developers who believe their legacy is to build massive PUDs in rural areas.

over development

Over developers who build to fast and do not leave green space around the homes.

Losing all the green space

Traffic, congestion

busy roads, heavy traffic

Development growth

The greatest threat is government regulations and crowding from development.

poor development decisions, bill boards, need to have a sign & size ordinances

Large Manufacturers moving in. Heavy traffic. No privacy for current home owners. Mass over population like Grovetown

Not recognizing that some of it has to be developed to meet housing needs and not leading in planning to put roads, sewer and water to those areas

large corporations moving in and taking over the rural areas

Small lots, cheaply made homes, and apartments

Over density

Loss of revenue and resources

Poor future growth planning

To may apartments or houses

Destroying the beauty of Columbia County by over building and not making infrastructure a priority.

Not maintaining roads. Overbuilding

Lack of downtown Augusta revitalization, draws more of the population to Columbia County.

Continuation of empty strip malls, gas stations, and fast food places by cutting down more & more trees

Over development

over-development; loss of green space

subdivisions, industries

Unnecessary development

Biggest threat is more housing developments going in with little greenspace.

Subdivisions

Overdevelopment. Look how Franklin, TN has managed the balance between development and rural settings.

Narrow minded and antiquated thinking. The year is 2020. Modernize and open your minds.

The new development coming to the pumpkin center. Overcrowded housing, townhomes or 1 acre lots with more than one home on them. Rural area of Columbia County should stay rural, not be overrun with homes and traffic problems. The road infrastructure needs to be fixed before more homes are built.

Development of too many properties. Traffic Congestion.

Our "leaders" trying to take away our space and fill it with houses and businesses!

Inability to adjust

Lack of a plan

The expansions we are talking about, the friendly closeness that we have strived to withhold continuously will be terminated immediately

Over populating but not having the infrastructure in place to support the growth.

Excessive removal of natural environment elements. (Impact of Tree removal, streams, ponds, tributaries, etc...)

Potential traffic congestion if not planned in advance.

The lot size of 2.5, it is way to large

The needs of the people

It is not a threat. Lots of landowners want to be able to sell their land for the highest and best use and the county will not allow them to do so. Instead of having a plan to develop the entire county, government and planners have squashed every available person into a narrow corridor of the County which in turn has created massive traffic and other issues.

Overdevelopment!!

development

Development

Suburban sprawl

Over population, apartment complexes and strip shopping areas.

Too many people moving here! Natural space being eliminated.

Over expansion of the real estate market and the desire to get more people into the county to increase the revenue. (Greed)

Way too much housing coming

Columbia county commissioners allowing development in rural areas!

High taxes

New development

Too much building and land clearing!

Development

Too many apartments going up, should be regular homes

no opinion

unplanned development meaning infrastructure is inadequate

Land development

Continued excessive residential and commercial expansion. Stop allowing new housing communities in this county.

None

Developers

Development

Commercialization. Loss of all rural land.

Over development

Increased traffic

Urban sprawl

Quality of life

Large housing developments

suburban expansion

building more homes. Growth.

Development

Development and errant gun fire.

It being urbanized

Lack of available sewer for a large part of the Rural area

Population growth and white flight.

County sewer and water. With the current rate of growth in the rest of the county the only thing protecting the rural areas from large developments is lack of public infrastructure.

DEVELOPMENT

Neighborhoods

Sprawl (residential) and TRAFFIC issues like all over Grovetown

Too much expansion

Sprawl

County over-regulation and not allowing a property owner to develop his/her property. This results in a loss of value.

I am sure most will say home construction. But this is a myth. Development of land can only go as far as the infrastructure will allow.

Busybodies who want the government to act on their behalf in controlling the use of other people's property. Too many Karens.

Columbia County administrators and commissioners

urban sprawl

greedy developers, do nothing commissioners and county admin.

Overpopulation

Overdevelopment

Urban sprawl. Keep it residential and green space.

Neighborhoods on small parcels

Developers

The ridiculous push for more businesses, more homes leading to more traffic.

Neighborhood development. Not against it, but it cannot be cookie cutter homes packed on top of each other.

Neighborhoods

Over building and population growth

Home developments.

Encroachment of subdivisions.

Housing developments

Overcrowding with businesses and neighborhoods.

Encroachment of residential neighborhoods and large shopping areas

Over development

Ruining the land by constantly building!

There's just about too much growth. Not enough proactive planning for road construction. Georgia Power will forecast ten years ahead and put substations in place for growth. Why can't local government do that? Be proactive, not just reactive. There should be an Impact Fee for every new house built to cover new road construction. Forget the extra sales tax. Make the new people moving here pay for it. The long time multigenerational county members don't need to suffer and pay for this.

County development in rural areas

Unregulated growth

Over-expansion if large residential developments

Condos, apartments, small lot subdivisions and strip malls.

Over development

Development

Destroying nature and increase in crime.

Constant construction with no thought to saving trees and green space. This county is becoming one big ugly place.

Not in my area mentality

Haphazard, uncontrolled development by contractors who are influencing the county commissioners. Building cheap and inexpensive high density residential apartments will destroy this county as a desirable place to live.

potential development

COLUMBIA COUNTY COMMISSION bowing to Contractors and BIG BUSINESS

Urban expansion and Industry.

No long term plan to address development. Other counties/states have programs to provide the landowners with compensation to have the land in trust so it cant be developed

encroachment by businesses

Growth,

Residential and business growths

Destruction of trees & environment

Developers buying up rural land and requesting rezoning for high density residential like what they're planning for areas around Pumpkin Center.

Residential neighborhoods

The push to move industry out of the high property valued areas of Evans and Martinez

Development

Development

Over development

Development that is not consistent with the development plan.

Becoming like the neighborhoods that have been built in the last ten years to current. Congested and on top of each other.

Strip malls

Multi-family housing and low end housing developments.

Suburban style neighborhoods are easily the biggest threat. Developers coming in an valuing quantity over quality and building crowded neighborhoods.

Development



Overdevelopment, just like the Grovetown area  
population growth

sewer/water  
development

Corporate businesses  
development

Columbia County government and their kissing developers butts.

Over population without the proper infra structure/resouces.

Over-development. Realtor/developer/politician greed.

Overgrowth

Overgrowth, over population, lack of planning roads, traffic lights, --- just lack of overall planning of  
everything

small lots

Over development; greed of those not living or understanding the rural lifestyle and a general  
condescending attitude, i.e. we don't know what we need/want as an integral participant in the County as a  
whole. We do NOT want more intrusive development of the rural areas of our County. We moved to the  
"country" and invested in this County and our land because we want to live in a rural area to raise our  
children and retire at some point.

Urban sprawl. Let's approve and stick to a growth plan. Make the county the real garden city of east Georgia  
Development

Increased population and unrestricted development.

Human development.

Large home or apartment developments

Columbia County not reserving areas of the county for larger parcels of land

subdivisions!!!

lack of necessity medical services and cable

The mundane subdivisions that are currently taking over the Grovetown area. Please keep the rural areas  
unique!

Over Development

The GREED that the County Commissioners seem to have to get developer dollars.

Crime.

Development

COMMERCIAL DEVELOPMENT

economic growth

not enough sidewalks and need bigger roads

Big box store and tract homes

Development pressure

Over development of commercial strips, removal of trees

Growth

Westward expansion

Overdevelopment

Expanding urban areas

Too much congestion. Need to have roads widened. Need to have better street lights.

Unused land that stagnates the development potential of the county. If the land isn't producing, give it up to allow for the future growth, development, expansion, & profit potential.

Over improvement/development

Over development

no development for families.

Growth

Over populating subdivisions.

Expansion

High density neighborhood developers.

People

Urban sprawl

Poorly planned commercial growth.

Unchecked growth

Lots of people

Lack of growth

Development on a haphazard scale (single homes on large acreage consuming large tracts of land with little development

Development

## 10. Provide any additional information regarding Rural areas of Columbia County. (Rural)

### Responses

In order for land owners to have opportunities to increase the value of their properties (and for the county tax digest to increase), the growth management plan must allow for higher density residential and commercial opportunities.

N/A

Individuals should be allowed a small business on Their own rural property As long as it does not have customers to purchase at the property

planning for the entire area should be done to accept growth but with greenspace and traffic considerations

All of Columbia County was rural 40 years ago. Thank God the folks running the County knew development was a good thing.

Beautiful space

With Covid I believe more people will want larger lots.

More open areas & maybe public parks

Technically I live in rural Columbia County, between Grovetown and Harlem, the lots in my neighborhood are from 1 to 50 acres and will probably remain that way because we have no water or sewer service. I live off Old Louisville rd. and it has become a major throughway for people crossing the county to get to Fort Gordon. The roads get worse and are NOT maintained.

upgrade communications and utility services in rural areas. Better resources means more expansion, which means more tax revenue. Win, win.

I'd like to add that if it were totally my choice or solely my decision Rather, I'd keep This county just the way it is..

Already mentioned above.

Min. lot size of 2.5 is way to much. Keeping that lot size on maybe the main roads is fine but the interior lots should be a mix of lot sizes so that homeowners of all incomes can live in the rural areas.

The concept is ridiculous.

If we will allow Amazon to have a center that employs 800 people the County owes it to them to create a housing environment where the employees can afford to live in the County

The rural areas should be protected from developers wanting to go in and make small lots with cheaply built cracker boxes.

Please don't over develop our county.

We moved from Martinez to get away from all the growth. We love it in Harlem. Please don't think our small town!

I've lived here my whole life until 5 years ago, when we had to relocate for my husbands employment. Just like anything. I went through transplant shock, except it was pretty bad with a bleak outlook on flourishing. So we went through hell and high water to get back home. After a mere 6 months back, I'm kind of missing where I was. In five short years Columbia County has been ruined. You had something good, something great and one of a kind... so much so it landed you on top of list of places to live... and you got greedy. I guarantee you wont be on the top of list anymore. Its disgraceful to the people who made it what it was originally. The county needs to remember who it was and where it came from.

For areas outside the possible "commercial" areas have a minimum acreage, say 15 acres and 200 feet set backs for businesses.

Keep it clean.

Rural areas are quite and private and need to remain as such

Please keep it rural with no large housing developments and keep any homes to a minimum of 2.5 acres.

The Western section of the County should remain "rural"

People have saved all their life to buy property in a rural area having said that; More development and traffic takes away that dream.

Please prevent over overdeveloping

Additional Rural areas need to have more homes on smaller lots so as to provide more affordable housing for people.

I would like folks that moved to the country years and even decades ago to be in a rural area be protected from massive developments coming in on top of them.

GROWTH UNFORTUNATELY WILL RUIN THE NATURAL BEAUTY

Leave the green! Provide more nature parks and trails for exercise and green areas to enjoy please.

Need higher density and infill t prevent sprawl

The more the county forces larger lots and wider setbacks, the quicker development reaches the rural areas. Allowing higher density and smaller setbacks on developments closer towards Evans and Grovetown reduces the need to continue to expand towards Appling.

Rural areas of Columbia County belong to private individuals who should be allowed to promote there property for the highest and best use of their property without, politics getting in the way.

Like it? Buy it.

They need to be protected from over development. I am not saying NO development, but it needs to be well planned.

Would like to see more development on the lake

More options for home based business that have little impact on community. Appling area to promote local businesses and create a Saturday farmers market. More options for lake resort and water activities and create a destination. More lake/farming options that teach children about nature. Create a retreat center for health education and weekend getaways.

Those of us who choose to live in rural Columbia County chose to do so because it is quiet with little traffic and we wanted to be away from the city. Please listen to our concerns as businesses and neighborhoods are being added rapidly.

Leave the areas alone!

The right developments with compensated green tract that are sign into a conservative agreements.

Keep the rural feel, please!

We need to save and protect our green space so our children can enjoy it. We need to encourage people to be healthy by walking, running, hiking, and biking.

Stop destroying existing green spaces to build ugly houses on tiny lots with no thought to wild areas for wildlife. Every tree a builder takes down is habitat loss forever. It's disgusting what this county is turning into.

STOP TRYING TO MAKE COLUMBIA COUNTY TOO BIG. STOP trying to put in activities that too few use and too many have to pay for [BIKE and Skateboard places, outdoor amphitheaters that cannot be maintained and have no noise restrictions]

IF COMMISSION WON'T put it in their backyard, don't put it in someone else's.

Some of the business could be combined to limit the footprint on land space. Some could increase litter.

Developers need to use vouchers, bonds to help fund for roads, EMS, Police and Fire if they are going to building,

Neighborhood and business development should not be allowed unless the developers are required to upgrade the roadways leading to the entrances with turn lanes and such.

None

Rural areas will continue to be lost as growth continues. This doesn't have to be a negative thing if the community impact is explained and the interest of the community is taken into account. At the same time, property owners should have the right to do what they want to with their land.

The reason people live in the rural part of the county is that it is rural.

too many subdivisions and not enough road space

Leave them alone. The two above questions that I did not answer are perfect examples of your cursed determined agenda to develop everything no matter how citizens feel. Anyone who has lived in this county for long has well learned that ONLY builders and developers matter to government here. Citizens do NOT matter with you people.

By keeping larger lot/tract sizes the aesthetic of the area would stay beautiful.

I've attended several Co. Comm. meetings over the past twenty years. I've never, even once, seen the Co. Comm. vote in favor of their constituents over the financial interests of realtors/developers.

What little rural and green space that is left should be protected. We DO NOT NEED any more apartments, subdivisions, small malls, condos, community living of any kind. Columbia County has gone downhill so drastically from the beautiful, pastoral, easy to get around in county that I first moved to 40 yrs ago.

Please do not turn the Appling/Harlem area into a Belair Road or Grovetown Exit situation. .

Keep then rural

I would love to live in those areas but unrealistic at my age.

Leave it untouched. Stop trying to turn Columbia County into a future "City" area. Leave Rural, "Rural".

definite need of cable for online learning

The area around the lake is a great outdoor retreat area. I love spending time outdoors with my family at the parks, camping, or biking around the lake. Please preserve these areas and even expand on them.

N/A

We fail to capitalize on any development of the lake. ANY!

Again, traveling at night in some rural areas is dangerous. Need better lighting.

The above answers are related to the idea of reducing the rural area of non-producing land owners.

People need to realize change is coming

Preservation is essential

Consider cluster type development

## 14. What is the greatest strength of this area of Columbia County? (Rural Neighborhood)

### Responses

Big lots

Proximity to Fort Gordon, good schools.

Available land for growth.

Unknown

Same as previous

Proximity to lake

Unpaved land - farm land- timber.

Peace with nature and neighborhoods.

growth

potential growth with developing more green space, preserving natural beauty of land

A good balance in development.

The potential to grow and allow for neighborhoods, schools and businesses to be built.

the appeal of rural neighborhoods

light traffic, privacy

Ability to support continued growth.

A lot of people prefer to be away from everything and it's nice to have an area that gives you the freedom to develop your lot and home the way you want and maintain privacy in so doing.

Space to grow past 2035

Lake Thurmond

Location

Willing to listen to the residents ideas

Peace, space and no traffic congestion

lack of people

Nature, undeveloped

This area is close to many activities

It's nice mix of stores and neighborhoods

Expanded services and modernization.

Light traffic that allows quick access to stores and restaurants in more developed areas.

Existing

Im sry I'm not exactly sure

Undeveloped

All uses can be considered

Traffic can be planned and installed in advance

Conservation, nature viewing and recreational activities can be planned in these areas with little impact to current residences and already developed spaces.

It deters needed growth

It is important to have open spaces for farmlands, animals, and solitude.

variety, green space

Its natural beauty

Fewer people and traffic.

Not a lot of traffic,

The larger lot sizes and less congestion

Convenient to highway

Greenspace

Is able to rural yet able to get county services

no opinion

Newer schools have been built to accommodate the growth of new neighborhood development needed for community growth.

The untouched landscape

Community

Wide open spaces

It's natural, less polluted and it provides habitat for wildlife

Space and nature

Natural resources (timber, lake, etc.)

Being able to live without someone building right next to you.

A lot of this area has access or the potential to access sewer

The ability to have a large lot and good separation from your neighbor but

Quality of life preservation inherent in green space.

NATURE

The availability of what you need

This are of the county is flat and easier to develop, without environmental concerns

Private property ownership.

just what it is - rural

Pleasant environment to live in

Lower crime, good schools

Undeveloped

Give options for people to get out of suburban areas

Farmland and wilderness.

This allows large private lots but the convenience of facilities. It's a transition zone.

New homes and lot sizes are just right

It's beauty. Leave the land alone!

That there is a little bit of farming and rural activity there, but it has been fading. It needs to be encouraged.

Potential growth.

More open, less congested feel, yet in close proximity to some amenities.

Community

Green space for hunting, hiking, running, walking, fishing, boating, and outdoor sports.

It used to be the green space, but you are on the way to destroying that. Letting builders tear down all trees before building. How about building around the existing green things?

peaceful

Affordable property. Buffer zone for the agricultural area.

Natural habitats

Don't know

Availability of land to attract owners that can afford and care for the property and community

The potential for commercial development and new entertainment venues

School system

Still has the country feel but still within a somewhat close distance to the city.

Ability for families who wish to have more land but still be an easy drive distance from larger amenities. It allows those who want to move to larger plots of land the choice to but still remain a convenient distance to larger amenities.

peace and quiet.

It hasn't yet been defiled by you yet.

The natural beauty, along with the larger lot/tract sizes and homes that are being built would keep this area highly sought after.

Relatively peaceful, still has some nice green space, not something on every corner

Greenspace, wildlife habitat, ground water conservation, beauty.

The rural areas allow wildlife to still exist and trees not to be cut down.

trees, open air, low traffic, larger lots

People who enjoy a semblance of rural life plus the reasonable proximity to shopping and medical facilities.

No large buildings over 4-5 stories.

it provides an option for those that prefer larger lot size

neighborhoods, and medical centers..

It is growing

A good mix of feeling rural but being close to commerce.

That there is a little bit of green left there.

**SMALL TOWN**

Less traffic congestion, central location

Peace, solitude, trees, quiet.

Location

A good buffer

Builders are building nice homes to accommodate the growth.

The opportunity for growth

Natural beauty

Maintains country flavor. A feeling of community rather than city.

Larger lot sizes and privacy

Location

Controlled growth

Beauty

Potential for future development

Future developments

Developed areas with a sense of neighborhood, but not crowded

Low density



## 15. What is the greatest threat to this area of Columbia County? (Rural Neighborhood)

### Responses

Over building/crowding

Industrial growth.

Lack of commercial and residential density per current zoning.

Some of these areas are very remote, which may affect their viability as options for developers looking to develop in these areas.

Same as before

Over development, must leave more greenspace.

Pavement.

Commercial Builds

growth

Roads

Crowding and infrastructure issues to include heavy traffic.

Terrible traffic planning. Roads must be built so they can be easily expanded every 20 years for the next 100 years.

allowing neighborhoods that do not have certain restrictions.

Large Manufacturers moving in removing all the green space. heavy traffic, no privacy

No development

Moving big businesses in and creating more traffic and taking away the privacy and the nature that surrounds that whole area

Unchecked growth

Roads not being able to handle traffic.

Poor future growth planning

To much building

Over building.

Development, Lack of road maintenance

Lack of development to downtown Augusta draws more population to the area

Continuous development around waterways and continued silt into waterways (Jones Creek, Woodbridge, euechee Creek,....)

over development

over-development; loss of green space

More developments, ugly subdivisions, eventually regressing into another" Richmond county ".

Underdeveloped road system, not keeping up with development.

Spread of housing development

Smaller lot sizes

Urban sprawl

The desire to maintain the outdated status quo.

Too much development destroying the forested areas.

Building homes and businesses

The new comers the expansions and the fact that there's a pandemic

Industry (if not regulated or well thought out in advance)

Destruction of natural space

The needs of the people

Commercialism

Developers who don't care about anything but their profit margins.

over-development

Development

To many subdivisions that then bring commercial things.

Builders cutting all the trees to build too many houses that we don't want here

Development

New development

Development

Apartments, should be homes only

For the area below I-20 is being annexed into a city. I moved into Columbia county and believe if wanted to have services that they would come from Columbia county.

no opinion

New school zoning and over population leaving less undeveloped land and community overgrowth.

Excessive residential and commercial growth

Developers

Overbuilding. Too many businesses.

Overdevelopment

Increased traffic

Urban sprawl.

Traffic

Losing green spaces/rural areas to housing developments.

Suburban expansion

Development that the commissioners want to raise the tax base.

Restrictive zoning which drives up the cost of housing in our county

Deevelopment

Population growth and white flight.

GROWTH

Small lot neighborhoods

Diminishing green spaces

Sprawl

Too much building

County over-regulation and not allowing a property owner to develop his/her property. This results in a loss of value.

Government.

Busybodies who want to use the power of government to control other people's use of their property.

Columbia County Administrators and commissioners

dense population growth and changing of zoning

Overdevelopment

Lack of internet providers

Developers

over development

Neighborhoods

Home developments.

Encroachment of subdivisions.

Housing developments and overcrowding

TOO MUCH BUILDING!!

Growth. We have enough already!

Unregulated growth.

Too much commercialization

Over crowding

Destroying green space and increase in crime.

Destruction of green space and allowing houses to be built that all look alike with no thought to any creativity. Columbia County is becoming totally ugly. No class whatsoever. No thought to esthetics, green areas. Just pack in the ugly houses. I would never advise anyone to move here. We were lucky to buy a house years ago when builders saved the trees on lots instead of bulldozing everything down

Over development

construction

Urban expansion.

Development

Humans

More congestion

Not sure

Strip malls

People leaving

Ability of infrastructure to keep pace with growth, traffic concerns.

Same as rural areas, crowded neighborhoods. Neighborhoods with 1 acre minimums are less likely to feel crowded but still have to risk when land is clear cut.

Multi-family and low end housing.

Overdevelopment

Overdevelopment

development

County "government" and its attitude of endless expansion, growth, and developments and its complete disregard for citizens.

Over crowding and not having a good road system/resources/ infrastructure to provide for the increased number of people/traffic etc.

Loss of trees, green space, noise, clogged roads

Overdevelopment by realtors/builders

Overgrowth

smaller lots, townhomes, "affordable housing"

Increased growth, destruction of the natural streams and wetlands.

overdevelopment

Constant development and small lot sizes. Too many neighborhoods where people live on top of each other in the same layout style of home. "Cookie Cutter Homes"

too commercialized and overcrowding like Riverwood Plantation

Lack of serviced

The cramped, mundane subdivisions creeping in from the Grovetown area.

Over Development

Greedy County Commissioners

NO ACCESS TO PUBLIC SCHOOLS OUTSIDE OF ONE OR TWO

Land prices

Over development of high density neighborhoods

Growth

Growths

Expanding development pressure

That there are not enough one acre to 2 acres lots to keep homes affordable.

Not having sufficient roads with lighting for the expected growth.

Those hindering the opportunity to grow

Over development

Over population and combining too diversified construction/living scenarios. We do not need jumbled up houses with apartments, etc. Lots should be maintained at 2.5 Acres each.

Over development of the area and over crowded.

Small lots

Influx exceeding infrastructure

Commercialization

Missing out on future expansion opportunities.

Small lot development that takes advantage of the allowable density without consideration of the impacts to the rural neighborhood character

Sewer service

## 16. Provide any additional information regarding the Rural Neighborhoods area of Columbia County. (Rural Neighborhood)

### Responses

N/A

Allow larger lots in this area as the demand is still there and little is available closer into Evans.

Schools and roads- infrastructure should be well planned

Invest in expansion and it will pay dividends.

I think there is a need for Rural neighborhoods, but with proper planning and discretion.

Tour other cities that have done this well and would be awesome places to live to learn how Columbia County can be that!

Ridiculous

I hate the word threat. 40 years ago, the entire County was rural. Does that mean the County is terrible now because we have developed it some. What needs to happen is thoughtful land use requirements that take into account every industry and will provide for a beautiful county. We need to stop cramming everyone in such a small corridor of the County

As more and more houses are built there needs to be a review of safety issues... Police, fire & rescue, firearm discharges, traffic, lack of traffic signals, sidewalks, etc.

In the questions regarding sewer v. septic. I believe that the individual's residing in that area should have the primary input to this decision. As well, if they desire sewer to be brought to them, then they should also choose to spend a little extra in taxes to help with that happening. My personal opinion is that if someone chooses to purchase property that is on a dirt/gravel road and/or has septic, etc ... then that is what they should expect to have. They should NOT expect that after they purchase the property that everyone else should pay for them to have the conveniences installed and increase their property value. (Just my 2 cents worth :-))

Rural living is the best way to live. You get to know your neighbors. People care about one another.

Offer services so the area does not have to be annexed into a city.

Price of land and homes in Columbia County is overpriced. The land is not worth the high price for the type of homes built on the land.

They are an integral part of the beauty internal and external

Of the County

Lowering the lot size and adding sewer increases the number of rooftops. When this happens people will simply pick up and move further out.

Rural should be just that - rural. There is a reason why people choose to live in a rural setting. Please don't take that away from us.

The more the county forces larger lots and wider setbacks, the quicker development reaches the rural areas. Allowing higher density and smaller setbacks on developments closer towards Evans and Grovetown reduces the need to continue to expand towards Appling.

Like it? Buy it.

Will the commission continue to cave to rezoning requests?

this area is key to future growth... if we do not promote smaller lot sizes here then we will end up with more urban sprawl.

as housing developments spring up on rural roads traffic becomes a major problem, and results in more road work to accommodate it.

Leave the areas as they are. NO MORE BUILDING PRESENTLY!!

Zoning should not be determined by creek bottoms.

N/A

We need larger lot sizes, Larger driveways that can accommodate 4 cars, side walks, Street lights.

They are UGLY. I'll say it over and over. Columbia County has become ugly. No thought out planning.

None

I think provisions need to be put into place requiring conservation of a minimum amount of original trees per acre, that way a developer cannot clear cut 40 acres to create compact neighborhoods. Preservation of old trees is essential to an area not looking over developed.

I see you already designated areas for development where you will be totally disrupting the existing peacefulness.

As ALWAYS, this is just another of your butt covering surveys that is meaningless. It is well known among residents that you will do what you want irregardless of the people's feelings. Again, Columbia County "government is the prob.

Keep it beautiful.

When we first built our house in '85, we thought we were building "in the country". In less than a year, three sub-divisions were in the process or being planned. So much for raising our children in the country!

Leave them alone.

New home need a more differential style in neighborhoods with better quality structure. Not stamped out cookie cutter homes that fall apart after 5-10 years.

none

None

Again, need more lighting for safely traveling at night they these rural areas.

People want space that's why they like the rural area

Trail connections from areas of development to the Columbia County trail network along major roadways.

## 21. Looking at the current Neighborhoods area, are there areas suitable or unsuitable for this type of development that can be removed or added? (Neighborhoods)

### Responses

They are suitable for combined uses in addition to single-family stand-alone style use within the current Neighborhoods area.

Yes

Suitable and can be added

Too dense housing around the Baker Place Elementary area. New paving contributes to flooding that previously was not a problem.

Yes

No

No opinion

Suitable

Grovetown should be looked at closely because it is already overdeveloped.

there are areas that are suitable

The areas are suitable for this type of development

There are plenty of areas in Evans and Martinez that would do well with a quality to home project that has an HOA.

If you are talking about tear down like older Martinez where homes are in larger lots -yes.

There are plenty of neighborhoods that are suitable for attached homes.

No

anything in a flood plain

You should know which!

No

All areas are suitable. Add sidewalks, street lights, and connect areas so that families can choose to walk or use alternate transportation safely. This will also allow lower income families access to better schools.

No

Very suitable

Closer development (condos, etc....) have a place, but we can't overdo this or it will impact our community (traffic patterns, etc...)

yes there are areas in the county that are suitable for townhome development or a mixed use of townhomes and single family detached.

Yes

Don't know

Yes

County has not paved lone oak rd since 1993

Not sure that would work for existing neighborhood areas.

New construction needs to stop. It is killing the market for existing homes, and taking away the charm of the landscape which has always made Columbia County so attractive.

Most neighbors would oppose subtraction

I don't know enough about the area to comment.

Suitable

Suitable

Don't know

No more areas should be added.

Many Rural areas should be available for current neighborhoods

Nope

This question is not clear. Which type of development? Remove or add what?

Suitable - Appling Harlem Hwy btwn Harlem and Columbia Rd

More areas should be designated around the Appling area, close to where the water treatment area is.

N/A

No opinion

Consider the placement of sewer systems and how to be economical in planning by balancing the cost of infrastructure to the cost/taxes from development.

Don't add other apts or condos to single family homes. Brings down property values & crime increases!!

Yeah. I think your neighborhood area around Pumpkin Center is too big!

No opinion

I try not to drive around the ugly areas over near Grovetown. Too depressing and ugly

Houses being built in low lying wet area prone to flooding should not happen.

STOP MAKING TOO MANY HIGHLY POPULATED AREAS

No apartments in area like allowed next to River Island

Not sure

There are areas for continued development

A lot of neighborhoods after 2010 have very limited space. Green spaces and playgrounds in each neighborhood should be mandatory. Those areas should be held to size specifications as well.

Evans area should be removed

The area currently designated should not be expanded. The Appling exit could become over run with compact communities (.25 acre lots or less) quickly if the area is expanded.

Leave us the hell alone and go away.

Don't know

It should not be added to existing neighborhoods. The newer neighborhoods should have the attached homes built prior to the single family homes being built or sold. So that the ones buying/ building the single family homes know what to expect from the developer on what type of multi family homes will look like and where they will be built in the subdivision.

William Few, between Columbia and Washington Roads is already being overdeveloped. The two lane road, with it's many twists, turns, and hills is already hazardous. Closer to the Evans Town Center is suitable for townhomes.

Yes

add lands close to the fort

Yes, but you cannot undo what has been done. You can only address the future.

suitable

Community does not want any apartments built in the county. Townhomes/ Condominiums May be an exception.

No more subdivisions on Hardy McManus Rd!

Unsustainable

South of Grovetown can be removed - no sewer access

Area around Appling/Harlem exit needs to be adjusted to reflect expansion of Activity Center northward



Unknown

Yes

They are suitable.

Unknown

Nothing to add

Possibly. Proper planning is the key.

No

Add Harlem, grovetown rd

Additional areas around the northside of Appling-Harlem Activity Center can be converted to neighborhoods (with sewer availability).

## 22. Provide any additional information regarding the Neighborhoods area of Columbia County. (Neighborhoods)

### Responses

Columbia County must have adequate zoning to include workforce housing for new workers moving to the county and for first time home buyers moving back home or wanting to stay in the county. Townhome development provides an affordable housing product for teachers, deputies, and first responders who want to live where they work but are being priced out in many cases today.

N/A

There is a real demand for more senior or retirement planned areas, especially around or in Riverwood.

Connecting high density housing to RA neighborhoods where streets are not designed for such traffic.

And absolutely NO speed bumps should be placed in RA neighborhoods.

Street and driveway width are always issues with attached housing. Cars are frequently parked in the streets which make for unsafe roads. Children cannot be seen and it devalues the appearance of the neighborhood.

No opinion

I think allowing infill duplex-quadplex in subdivisions would be huge for allowing smart growth without having to add infrastructure, and would allow densification without the creation of large 150-300 unit apartment complexes.

Townhomes provide an affordable option for diet time homeowners in the county and folks downsizing.

Furys Ferry needs road widening and serious considerations if Columbia County continues to grow

Roads are terrible neither the developer or the county maintain them.

Small neighborhood south of Grovetown and the county can't even pave the road!! Woodland Rd. Waiting for Grovetown city to annex that part? Really?

I'd encourage you to look at the Saluda River Club development in Lexington, SC. It's a great example of how attached homes/patio homes can be added to a development with \$1MM homes when done right. That development is also a great model for incorporation of green space.

All Columbia county neighborhoods should be required to include sidewalks and street lights for safety reasons.

I don't think it is reasonable to ask existing homeowners to give up space or to even be "intruded upon" by trails, people, etc... For many existing areas, it has a high potential to disrupt the peacefulness and security of their back yards, front yards and neighborhoods, which is frankly one of the major reasons they chose to buy in these area to start with. I support nature trails, bike areas, kayak areas, picnic areas, etc... but they should not cause interruptions to those who have made their investments and plans to settle in and hopefully retire in these areas.

Residential growth opportunities should be expanded

It makes no sense to me why the County is against townhomes. Thousands of single people and the elderly love living in a townhome and if done right the communities are awesome. Please spend some time looking at other areas around the country and how they allow all types of housing. Why do we want to just have houses here over \$250,000.00. Why do want to make people have to go live in other counties???

There needs to be more affordable homes for young families.

SIDEWALKS!!!! I have bemoaned this for years. I moved here in 1993. I have lived in Pittsburgh, north of Philadelphia, and in St. Louis. ALL had sidewalks. Sidewalks facilitate community and health. People do not want to walk on the road, especially with the increased traffic! I would love the county to help install sidewalks in existing neighborhoods. There already is an easement along the roadway that could be used. And yes, I would be willing to pay my share. I would install the sidewalk along the front of my property ... but, it is an easement ... and it would connect to nothing (unless ....).

Stop builders from ruining our neighborhood with new subdivisions

To have two major roads in and out of the neighborhoods

Keep apartments/townhomes out

Neighborhoods areas should never exceed beyond Hwy 221.

I am opposed to large apartment complexes. Today's luxury living - tomorrow's slums.

NA

The whole entire county shouldn't be developed.

The county needs more attached housing to provide for seniors moving down and young people just starting out

Don't try to force the market to change using government over regulation. There needs to be more opportunity for first time home buyers, industry workers, teachers, police, fire, military, etc to purchase a home in Columbia County. Government regulations have just about priced these people out of the market. Like it? Buy it.

Houses are being built too close together on too small of lots making the neighborhoods look cheap. Mature trees should be left in new developments.

Lot sizes should remain the same and developers should be required to have fewer lots to allow for additional green space

Please mandate 20% of new subdivisions be green space like the county.

Some are cared for by the county better than other areas. E.G. Evans gets top priority which is. It reasonable

I think 10-15% of townhomes in a neighborhood is the right number.

There are common complaints like parking on the road, fence heights, street lighting, road widths etc and design standards with flexibility would help overcome these.

Seems when you add apartments or condos to neighborhoods, the crime rate goes up.

N/A

We need to focus on family friendly communities and single family homes. Apartments and townhouses can attract crime! In addition, most single people want to live downtown Augusta or move a bigger city for the night life and bars.

Try building neighborhoods that look decent with trees, green space for wildlife rather than just sticking ugly look alike houses on tiny lots with no imagination.

More suitable 55+ communities needed in areas.

SIDEWALKS YES. Trails NO

Nature trail should no fallow along beside roadways.

Stop favoriting developers over homeowners

None

Baldwin Place has poorly constructed playground & greenspace areas. Incomplete side walks inside the community and the side walks on Columbia Rd stop just short of the neighborhood for some reason.

I would like to see a minimum lot size in this area of .25 acre and a requirement to preserve a certain percentage of trees per acre developed. A cut/fill restriction would be beneficial too in order to preserve the natural landscape of these areas. Developers like to come in and clear cut and level an area and it impacts perceived quality greatly, for the worse.

Why??? This is just another of your endless butt covering exercises so you can claim you actually represent the

people. You don't, and you don't care about anything but your agenda of build and build and develop and develop endlessly.

"Services" such as limb-trimming, mowing county space, street lights, sewer system, etc. aren't very evenly distributed. There's a marked preference to do things for those living north, mostly, of Washington Road. Herford Farm Road could be further developed with large lots and acreage.

It would be nice to have more options of type of homes or even condos that seniors could buy.

no apartments or townhomes

single family residences only

Limit the growth or we'll all be overburdened with problems and resource shortages

Any new multi-family dwellings, as well as commercial development, should be required to have a significant percentage of its parking areas as permeable surfaces. This will cut down on issues like need for retention ponds as well as heat islands.

N/A

The PUD for Jones Creek should not be modified to allow residential or commercial development on the golf course. This area should remain a golf course or ihh Th Er green space.

I would prefer the rural areas & neighborhoods to be reduced in order to make room for the further development of the neighborhood character area.

All new developments should provide for sidewalks and walking trails.

Zoning

No apartments

No subsidized housing

Maintain green space and provide beautiful, quality living

Areas that are more expensive should not be forced to allow properties that will bring down the property value.

## 25. Provide any additional information regarding the Community Crossroads of Columbia County. (Community Crossroads)

### Responses

N/A

Too many commercial developments in these areas would take away the community feel that homeowners seek when purchasing in our area. Businesses should be convenient but not right in front of residential areas. There should be an area of separation.

Looking forward these areas need to be define for future growth as much as 20 years

Applying needs a historic overlay for future commercial development only.

There is enough to serve to residents now

The current policy on this has created natural traffic gridlock on a daily basis. Spreading this out might support better traffic flow. It won't help the large number of bad drivers, but it may limit their affect on others. Please make turn-in lanes mandatory for business locations and add block in Drivers manual that states "don't park in turn-in lanes to make a phone call".

I realize that doing an individual plan for each community crossroad area will cost more money, however each individual crossroad area is uniquely different and therefore requires a different plan.

We need some limited development in these areas to support the neighborhoods that are growing in these vicinities. I think we need to limit the size of the Cross-Road Commercial services so they do not become "small cities" and detract from the core part of Columbia County.

There should be continuous bike/leisure trails providing biking and walking access to these crossroads and throughout the developed county.

I understand both ends of this discussion. Yet, I believe that we are quickly becoming overly commercialized and I do not want to see Columbia County going the way of Richmond County, where you see many empty commercial spaces because everyone keeps building new facilities, etc.

Too much traffic already

I think development for small local businesses would be wonderful.

Allow professional office in area also and extend down the road with defined areas.

There should be an additional Community crossroads in the southern region, perhaps around Harlem.

Fury Ferry & North Belair/Mullikin needs more commercial - grocery store etc.

Development should contribute to the aesthetics of the area rather than detracting from. It should fit in the area. Large commercial buildings should not be allowed in areas of smaller structures. It should not become another West Town that apparently had no zoning restrictions when it was constructed.

NA

A brewery or other local gathering spots would be nice in these areas

Let private property rights prevail.

The development at Belair/Mullikin is atrocious. Having a storage area completely ruins the aesthetic and the usefulness of such a good location. Put smaller stores, locally run restaurants in those locations to become a place people enjoy visiting when they want to stay away from the "big box" areas.

Please don't overdevelop.

Columbia county is becoming too much like Atlanta traffic wise. Please stop with the development.

Again, I do not think it is Black and White. Each situation needs to be examined logically to meet the needs of those areas. Not every idea is good, but not every idea is bad.

These crossroads will one day become commercial nodes. Design standards are required to keep the quality up and create a precedent for future growth. If you are going to do something, do it well.

Since all the commercialized building was added along Furys Ferry Rd, traffic flow has increased & accidents are worse & have increased. Fury's Ferry Rd has become a race track!

There needs to be a plan for historic preservation and maintain the feel of a rural, close community.

Please develop small upscale shopping centers and professional offices.

Just stop building until empty buildings are filled.

AGAIN TRYING TO BECOME ATLANTA. You want Atlanta, move there!

Think about traffic

Build the infrastructure before allowing expansion.

We should be intentional about protecting and promoting small businesses in our community.

An additional acc

Development of these areas will definitely encourage the economy of these areas but again the green spaces need to be protected as well. With road widening and expansion coming to these areas I fear we will lose a lot of the existing nature and green spaces along those routes.

Enough development in those areas.

The answer to the above is NONE of the above. You didn't offer that option, which again proves your true agenda.

Just keep the intersections clean/maintained and don't fill them with gas stations and fast food.

The cost of widening roads, adding bridges where needed, more traffic lights, water, electric, gas, and sewer lines will all cost the C.C. taxpayers more than greater development will bring in. This, in addition, to destroying the reason many of us moved from Richmond Co. to Columbia Co. will drive people to keep going up Washington Road and out of C.C.

Professional is fine, and small (non-drive thru) restaurants.

Limit commercial, limit storage units, and limit liquor stores, tattoo parlors and massage parlors!

The options did not allow for a limit in distance or size to the existing crossroads developments.

Any further development brings more traffic congestion.

Better, safer traffic flows at all 3!

No more "big box" stores to go bankrupt and leave us with empty buildings!

N/A

Support local as a priority

For the development of individual plans, I think it would be beneficial to identify those areas that are similar as well as the needs that are similar & develop individual plans for those areas. So, if you only need to develop three different plans/templates to make the plans more efficient & reduce the redundancy.

Nothing to add

Need to define "big box". Does that mean a full-size grocery store or a Home Depot or either? I think a grocery store and supporting cast (e.g. pharmacy, dry cleaners, etc.) are acceptable at those locations. The size depends upon the location and available space and ease of access for the expected traffic volume.

Neighborhood businesses

Relate the names to the actual areas. Eubanks=Phinzy, Columbia=Lewiston, Furys Ferry=Sneed. This will help to maintain a sense of history into the future.

Individual crossroad plans should be developed for the Will. Few/Columbia, Columbia/Lewiston/Hereford and Fury's Ferry/Belair/Mullikin areas.

## 29. Please provide any other comments on Activity Centers. (Activity Centers)

### Responses

N/A

Appling, at the 1-20 exit, should only allow NEW businesses that will conform to a historic architecture standard.

This will help to establish Appling as the historic community that it is.

We need the ability to build new apartments in these areas.

There are enough commercial centers

The amount of development in Activity Centers appears to be about right for the current population.

Don't overdevelop these areas to avoid too many future grayed out stores that fail or move.

More online shopping creates high risk that more purchases will move online and reduce demand for retail.

There needs to be a community center similar to YMCA with a daily rentable day at the Community pool With slides ( indoor and outdoor) like Bogan Park or Frances Meadows

Areas that are being developed with large housing developments should also have support services close by.

Again, this is more ideology ... bigger is not always better.

Think we have enough already

NA

Please promote small and local business growth in these areas. We have an abundance of big box stores as it is.

Let private property rights prevail.

Where do the smaller activity centers fall? Boutiques, non-chain restaurants. We need a Surrey Center in Columbia County.

This is for high intensity and density. Pay special attention to traffic and road infrastructure. At Gateway the roads should have been built first and then allow the commercial development.

Just stop already!!

Please make these Activity Centers safe and upscale. Add additional upscale street lights.

No, NO, AND NOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOO. DEFUND "planning and zoning commission.

no more apartments

Increased density will occur and while that may seem to be good, with increased population will bring increased pressure on the public school system, increased need for additional emergency personnel, increased infrastructure expenses, and the like.

SIDEWALKS!

N/A

Can we include some night life in Columbia County where we can go to a place that offers dancing?

Need grocery stores in some crossroad plans. (Ingles, ex). Parks for children and adults are needed around the Eubank Crossroads and Mistletoe Road area. A restaurant is needed around the Pollards Corner area. Eventually some restaurants (like Cracker Barrel or Longhorns) need to be incorporated in the Interstate area.

Wildwood park could hold a resort

No subsidized housing

### 31. If you thought uses should be expanded, please provide proposed additional uses. (Corridors and Transportation)

#### Responses

-> Residential Neighborhoods

All commercial development allowed

We need more and larger corridors. The flow of traffic is already at a bottle neck in so many places.

It would be nice to have more boutique stores and restaurants/bars/bakeries that you can walk to and have outdoor dining

Offices provide for potential less commuter traffic.

There needs to be an aquatic center in Columbia County preferably closer to Evans. This would increase overall fitness of the community and provide a location for swim lessons in a river and lake area. Currently Col Co residents have to travel to wrightsboro Rd for this service.

Expanded neighborhood services such as restaurants and retail is always valuable if it keeps traffic on Washington road down.

Outer limits

I think warehousing activities should not grow in this area, but on the outer lying areas. We do need more restaurant options in the Evans and Riverwood areas.

Professional offices (medical services such as; urgent care, mental health support such as counseling and routine care), child care centers, schools, grocery, and big-box stores like Sam's Club and Lowes.

More small scale restaurants and retail shops would be great.

The area should expand from the northeast side of the county first and then to the west.

Senior Living, Apartment/Town Homes, Theaters, Museums, Warehouse Business, (Costco/Sams), Restaurants

Need more service business in these areas

More light industrial space would allow for destinations columbia county currently does not have such as a brewery, distillery, etc

Neighborhood services generally favor smaller entrepreneurs. Get out of their way.

Restaurants, education and coaching, gyms, beauty shops, professional offices like State Farm building.

Offices and services in shorter supply in those areas.

We could more upscale restaurants. Less fast food restaurants. We could use more upscale stores less biz box stores.

Increase the availability of shopping centers like Mullins Crossing.

Churches

Business are expanding deeper into Evans and offices would be an incentive as long as they flank the major roads only.

NOOOOOOOOOOOOO!

professional is a good use. it is clean and quiet and promotes employment

There are a lot of neighborhoods near this corridor so small scale retail and restaurants would be beneficial. No more self storage units please.

Neighborhood services should contain only life support store, ie., grocery, gas, pharmacy, etc.

Offices for professional services and/or corporate headquarters

N/A

Restaurants

If expansion has to happen I would say more along the Greenbrier area.



### 33. If you answered expanded, please provide proposed additional uses and general location along the corridor. (Corridors and Transportation)

#### Responses

Upscale shopping but no warehouses

ALL. To many building are sitting empty.

This corridor has so much traffic the current homes along it are not sellable. The properties along the corridor must be expanded to commercial. This way the land it used to its potential and will not waste away.

Restaurants

Belair From Columbia Road to Gordon Highway.

If add office space the workers need someplace close to work to eat and get need services. Care repair, dry cleaning, Medical and community stores are great examples.

additional grocery or office space

Retail and small restaurants

Warehouse Business (Costco/Sams), Hotels, Apartments, Town homes, Theaters, Museums, Restaurants  
grocery stores, retail shops, restaurants

Need more market driven zoning

This area is slowly becoming predominantly commercial anyway, might as well open it up and allow for full development.

Work with Commercial Real-estate Professionals

Let private property rights prevail.

Does commercial uses mean smaller stores and non-chain restaurants? We need more of those. No more auto repair in high traffic areas! Such an eyesore.

Expand commercial between interstate and Columbia Rd

Anything developers want

Not good residential areas.

Retail, restaurant

NOoooooooo.

make it the place to want to go

professional is clean and quiet and offices are usually good neighbors

More upscale dining choices like Tako Sushi at Owens Road intersection. An area like The Alley in Aiken with multiple dining choices clustered to make a nightlife destination.

Neighborhood uses as described above should be considered.

Créate a version of Washington Rd, as it relates to the commercial offerings. The 5-lane Road is already very conducive for business expansion.

Some commercial, some restaurants.

Retail, restaurants

Medical facilities, assisted living/elder care, restaurants, etc.

Neighborhood businesses

## 41. Provide any additional information regarding Corridors and Transportation in Columbia County. (Corridors and Transportation)

### Responses

N/A

Hoping Hardy McManus is at least 3 lanes due to density.

Depends on time of day for travel

Too many cops

Maintain the roads actually pave them instead the the half assed patch jobs that are currently being done. roads should not have be repatched every time it rains. Roads should be able to be driven without being thrown from side to side and if you don't know what roads I am talking about some in charge needs to be riding these roads to inspect them.

Routes to Fort Gordon should be enlarged and any traffic lights should be timed to allow traffic to travel the entire route at the speed limit without having to stop.

The traffic around I 20 makes it difficult to travel from Lewiston Road to Horizon S. Parkway and vice versa

Traffic is horrendous especially while trying to cross I 20

The traffic around Lewiston and Hereford Farm needs to be addressed. The growth doesn't support the movement of traffic through the area. So much congestion in the area and it's becoming an unsafe area to travel.

Hardy McManus needs to be revisited, and frankly resurfaced. After the temporary re-routing of traffic down Hardy McManus a couple of years ago while Washington road was being developed, the heavier traffic on Hardy McManus has really harmed the road. It needs to be resurfaced. I would really like to see wider roads in this area (similar to Evans to Locks) with WIDE sidewalks from Furys Ferry all the way to Washington road. This would accomodate jogging, biking, fitness, etc... It could be accomplished with minimal intrusion as houses on this road are set back from the road (Hardy McManus) significantly.

Too much traffic

I think that the areas along the Columbia County side of Fort Gordon that are heavily traveled by Fort Gordon personnel need to be expanded ASAP. Old Louisville Road, Parham & Newmantown Road need public transportation on Belair Road, Washington road, Columbia road to ease congestion and provide transportin options to get to work.

Belair road needs redeveloping and sidewalks for neighborhood area behind the corridors. Not pleasing to dive down and hard to get out of due to poor traffic management meaning individual businesses have their own entrance causing traffic hazards.

Pave and patch smooth for all roads needing attention.

Hereford Farm and Lewiston need to be widened so traffic does not back up so badly due to expansion.

NA

Washington road often has too much congestion. Also in the last question Belair is listed twice?

The light at the intersection coming off of William Few onto Lewiston Road needs to have a left turn arrow, not just a green light.

Several areas are so overwhelmed with residential ingress and egress that it is best to avoid them.

Please make Lewiston Rd 4 lane.

Furys Ferry Rd needs to be the example for the county. It, for the most part, is the best looking commercial road in the county.

We lack a grid network and that is the main problem with traffic flow. Add strategic connections between arteries to allow options and reduce future widening projects.

It's all become a raceway & there aren't enuf police to handle the problem!

Better planning and government investment on road construction before it is badly needed.

Please add more decorative street lights along the corridors in Columbia County. Please add more sidewalks and bike lanes along the corridors. I would add some landscaping, but limit the landscaping because it looks bad when you can not maintain it. Install new high tech smart lights at the intersections! Lower speed limit along corridor for safety.

I avoid all of them as much as possible.

YOU ARE CONVERTING RESIDENTIAL TO HEAVILY TRAVELED CORRIDORS AGAINST RESIDENTS OPINIONS AND REQUESTS EX: FLOWING WELLS ROAD. In the Early 90's IT WAS A TAKE IT OR LEAVE IT. ALL who went to the open meetings said LEAVE IT. Commissioners said we don't want to be a bedroom community, and residents don't know what is good for them {COMMISSIONER DYE} The Martinez Elementary School will be out of date and demolished, so not to worry about that problem... ROAD COMING IN AND SCHOOL REBUILT. EVER WONDER WHY TAXPAYERS don't trust commission?

Why isnt the county looking at a rail service that would get buy in from a CSRA prospective.

Not only is traffic heavily congested on Columbia Rd between Belair & Lewiston, it is especially dangerous around Old Belair for those exiting Old Belair and the neighborhoods where for some reason the lanes were reduced down to two.

When developing these areas a focus needs to be emphasized on retaining green spaces. One of the most frustrating things I see is driving down river watch with huge medians that are concrete. These needed to have grass planted and shrubbery to increase the aesthetics of the corridor. It now looks barren and industrial, these corridors need green space defined within them as they expand into rural areas otherwise it looks industrial and destructive because you replace a two lane road with trees and fields on each side with a cleared 4 lane road with a lane wide divider median of concrete and it ruins the appeal of the area. Simple grassing and shrubbery improves the appeal ten fold in these areas.

Your ridiculous agenda, as always, is an attempt to stuff a 1,000 pound sausage through a 1/4 inch tube and you

drool over mindless expansion. Meanwhile the interstate and, indeed, all roads just become more and more gridlocked and aggravating. You actually call yourselves "planners?" Of what? Chaos? Shameless.

Lower speed limits on Hardy, and sections of Fury's Ferry that are 55 mph.

Traffic is already horrific. You need to fix THAT before ADDING to it with more development.

The roads & infrastructure need to outpace the residential and commercial development.

N/A

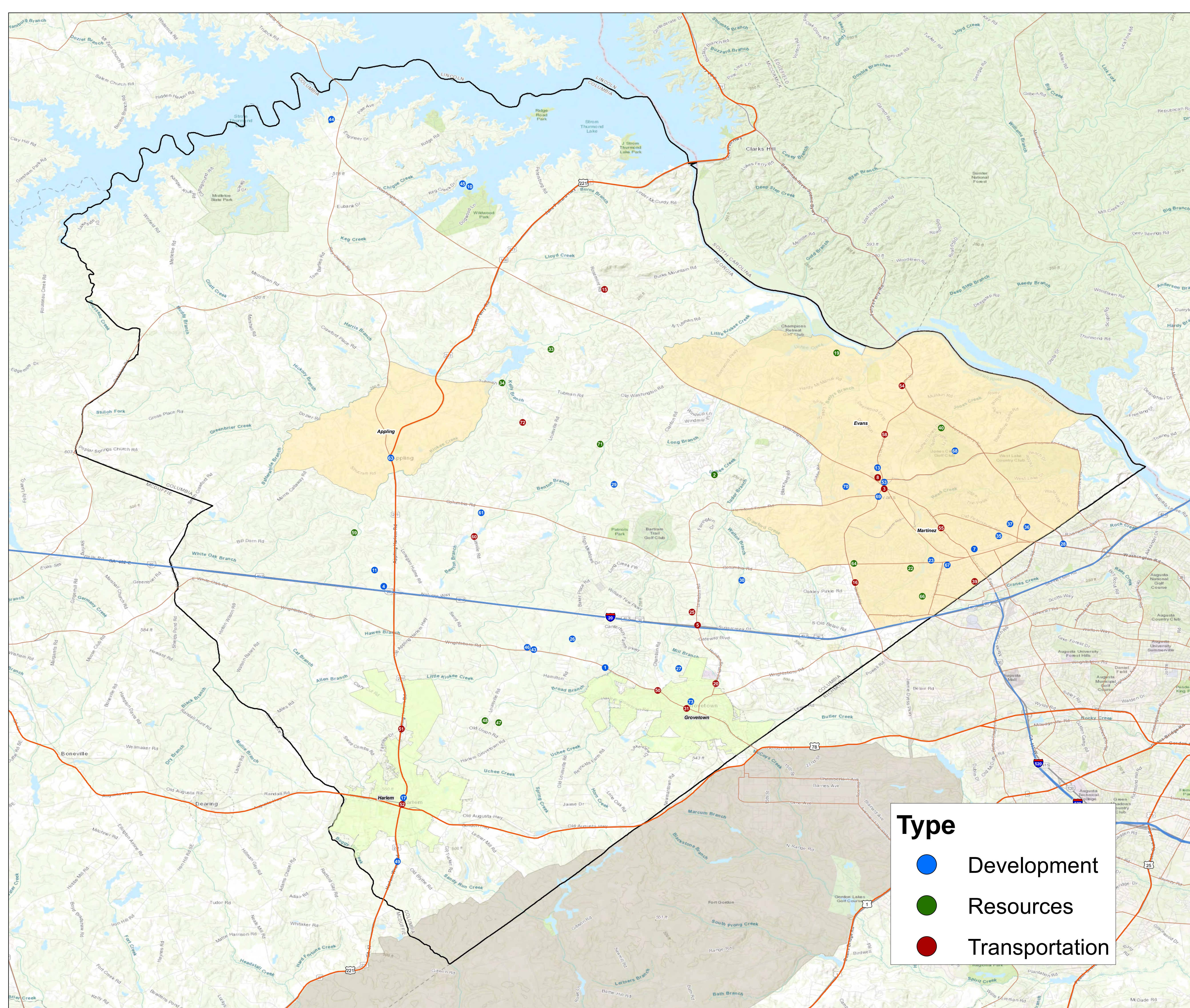
Nothing to add

Lewiston rd is overly congested and traffic back up at peak times are affected.

Regarding industrial development along Gordon Highway - it's tough to answer without knowing the definitions for the levels of development.

We desperately need interconnectivity between several current roads. Several roads span up to 6 miles without an intersection that connects to other arteries. These limited connectivity roads include Hereford Farm, William Few, Louisville Road and Hardy McManus. This lack of connectivity will be more difficult to address as time goes on, but the need will be more pronounced.

# Community Identified Issues



## Type

- Development
- Resources
- Transportation

Map ID	Type	Issue	Comments
1	Development	Area is facing significant development pressure	lots of development
2	Resources	Stormwater drainage	
3	Transportation	Traffic congestion	Traffic is terrible here in the morning and afternoon!
4	Development	Area is not appropriate for future development	Keep this area rural.
5	Transportation	Traffic congestion	
6	Resources	Historic preservation	This is a well preserved site with historic significance. It should be protected.
7	Development	Area needs to be redeveloped/revitalized	
8	Transportation	Pedestrian mobility	Martinez lacks broad sewer connectivity
9	Transportation	Pedestrian mobility	need sidewalks in town center
10	Development	Area is not appropriate for future development	
11	Development	Area is facing significant development pressure	
12	Resources	Recreation facilities	We need an aquatic center with an Olympic sized pool in this county. The Richmond County facilities are nearing the end of their lifespan.
13	Development	Area is facing significant development pressure	
14	Resources	Historic preservation	
15	Transportation	Traffic congestion	CC recently put in handicapped accessible ramps onto the roads that feed onto Belair Rd - BUT THERE ARE NO SIDEWALKS to go with those ramps. We desperately NEED sidewalks 1) for safety and 2) to PERMIT people to walk more and drive less. The roads of Harlem need to be considered when adding new housing developments at a rapid rate to prevent a disaster like grovetown with a large influx of new residents.
16	Transportation	Pedestrian mobility	Water access from our neighborhood would be great! We're so close to the water but have to drive down to Betty's Branch to access it. A walking trail or Greenway connecting Stratford to other nearby neighborhoods would be great!
17	Development	Area is appropriate for future development	Horizon South Parkway Traffic Issues Martinez, particularly the Columbia Road area, lacks the same public amenities that are dispersed around the county. There is not a public park nor is there anything connecting them to other trails. They have to drive the furthest to enjoy them.
18	Resources	Water access	Self storage units seem to have disproportionately landed in Martinez on main arterial roads. There are at least two under construction. Storage facilities need to be recessed with more buffers. They do not offer retail opportunities to every one. I feel as though Hereford Farm Road is on the verge of being over developed at its current rate of growth
19	Resources	Trails / greenways	Intersection of William Few and Lewiston near Kroger could use a left turn signal light coming from William Few and gas station as business development continues.
20	Transportation	Traffic congestion	
21	Transportation	Traffic congestion	Repurposing of vacant commercial properties, more business opportunities
22	Resources	Trails / greenways	We need a side walk on William Few Pkwy to access the newly built trail. No pedestrian sidewalk to access the trail and car park. This area should have more of a comprehensive development plan put together for future development. The location has all appropriate infrastructure needed for development. This will be a missed opportunity if it isn't included in the update. I
23	Development	Area needs to be redeveloped/revitalized	Great location of green space preservation
24	Development	Area is facing significant development pressure	
25	Transportation	Traffic congestion	
26	Development	Area is appropriate for future development	
27	Development	Area is appropriate for future development	
28	Development	Area needs to be redeveloped/revitalized	
29	Development	Area is appropriate for future development	
30	Development	Area is appropriate for future development	
31	Transportation	Sidewalk improvements	
32	Development	Area is appropriate for future development	
33	Resources	Greenspace preservation	
34	Resources	Greenspace preservation	
35	Development	Area needs to be redeveloped/revitalized	
36	Development	Area needs to be redeveloped/revitalized	
37	Development	Area needs to be redeveloped/revitalized	
38	Resources	Historic preservation	This area can have new development in keeping with historic preservation. Most of the history is in the minds of the families from the area.
39	Transportation	Traffic congestion	Columbia Co is becoming well known for traffic congestion augmented by road construction
40	Resources	Stormwater drainage	Willow Lake and other smaller bodies of water and the feeding streams are filling with silt I believe the Appling area of Columbia must be protected as the last rural area of the county. Keep a policy of 2-5 acres per parcel and limited commercial property.
41	Development	Area is not appropriate for future development	
42	Development	Area is facing significant development pressure	
43	Development	Area is facing significant development pressure	
44	Development	Area is appropriate for future development	
45	Development	Area is appropriate for future development	
46	Development	Area is facing significant development pressure	Neighborhood services, Restaurants More stores Water usage down Louisville road from Grant road and on the northside of Old Union road and down Douglas road. DO NOT want to be on Harlem water for being outside city limits (do not want to be annexed) in Columbia county. Water from Columbia county from Grant road Area for Harlem growth
47	Resources	Water access	
48	Resources	Water access	
49	Development	Area is appropriate for future development	
50	Transportation	Traffic congestion	
51	Transportation	Safety issue	Possible reroute road There are golf carts with small children (with adults) on them riding down the main roads at all hours. Who is responsible in an accident with a golf cart. No lights, no tags, no seatbelts, People clearly drinking beer. Everybody turns a blind eye. Evans Towne Center Park developing too much Lower limits on Hardy McManus/Fury/COs Ferry Need a traffic light at Old Evans and McCormick/Vernon. Traffic on Old Evans Road has continued to increase. It is a major connector between BIE and Riverwatch.
52	Transportation	Safety issue	
53	Development	Area is facing significant development pressure	
54	Development	Safety issue	
55	Transportation	Traffic congestion	
56	Transportation	Transit	
57	Development	Area is facing significant development pressure	Not agreeable to housing standards in residential development in area. Subdivisions developed without curbing, underground utilities (power, sewer, cable.) Please extend the sidewalk on North Belair beyond Summer Place, going towards Furys Ferry. Need to respect historic areas in the area and protect them from developers encroachment.
58	Transportation	Sidewalk improvements	
59	Resources	Historic preservation	Not enough turn lanes on Louisville Road and traffic lights are needed at Columbia Road, Wrightsboro Road, Harlem-Grovetown Road, and Highway 78 intersection. Zoned FEMA Zone A Flood plain on the backside of the 33acre property located on the SE corner of Columbia rd and Louisville rd. at the corner.
60	Transportation	Safety issue	
61	Development	Area is not appropriate for future development	Downtown Grovetown could use some focused future development that attracts and supports small businesses and preservation of historic character
62	Development	Area is appropriate for future development	
63	Development	Area needs to be redeveloped/revitalized	Downtown Appling could really use revitalization by way of cleaning up old historic buildings and attracting new small businesses. I think businesses like tackle shops or small convenience store would be appropriate as it is on the way to the lake.
64	Resources	Stormwater drainage	drainage issues here at these offices, minor flooding For years now the county has suffered with traffic congestion problems. Solution has always been to widen roads, add red lights, reduce speed limits. We need a section of limited access freeway around or through the county.
65	Development	Area is facing significant development pressure	A lack of public pools, general wealth, great public safety should be conducive for an aquatic center/recreation facility.
66	Resources	Recreation facilities	
67	Development	Area needs to be redeveloped/revitalized	
68	Development	Area is not appropriate for future development	Permanently protect the Innes Creek Golf Course as green space Ecological public and private service delivery to residential property, determine what services will not meet expectation of citizens in 2035
69	Development	Area is facing significant development pressure	Lonegarville, Edgewood, Winyate + any Residential Subdivision over 30+ Years Old
70	Development	Area needs to be redeveloped/revitalized	Move faster toward retaining and treating
71	Resources	Stormwater drainage	Promote Working at Home, Car Pooling Options, Vehicle alternatives The county has/is facing significant growth with businesses and additional missions at Ft Gordon. We need to develop in a means to protect the infrastructure so that we don't have shortages or traffic problems in the future.
72	Transportation	Pedestrian mobility	
73	Development	Area is facing significant development pressure	